

Hamilton-Wentworth District School Board:
A Feasibility Study for Selective Building Upgrades and Improvements
Lower Stoney Creek Planning Area



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LOWER STONEY CREEK PLANNING AREA

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LOWER STONEY CREEK PLANNING AREA

TERMS + DEFINITIONS

Analysis of accessibility items is based on the City of Hamilton Barrier Free Design Guidelines and the current Ontario Building Code. (2015)

dpai's costing of accessibility and benchmark items is an approximation based on current market costs in addition to dpai's previous experience with projects of a similar nature and scale:

- Cost per square foot assigned by dpai for **small to medium size additions** is \$250/sf inclusive of related demolition and remediation, and not including soft costs or construction contingency.
- Cost per square foot assigned by dpai for **large additions** is \$200/sf inclusive of related demolition and remediation, and not including soft costs or construction contingency.
- A lump sum environmental remediation cost is assigned to each scenario based on the area and degree of renovation. Scope of environmental remediation was provided by HWDSB.

Renewal items and associated costs are provided by HWDSB.

Costing for new school construction is based on area per pupil place calculations provided by HWDSB. Cost per square foot of new construction including all soft costs and construction contingency is \$185.92.

Soft costs include: Architectural and consultants' fees, disbursements and permits, furniture and equipment.

LOWER STONEY CREEK PLANNING AREA

S U M M A R Y

The purpose of this Feasibility study is to investigate and review the existing facilities, and provide guidance and recommendations on the implementation of HWDSB proposed improvements. It is not intended that other sub-consultants will be required as part of the Consultant team to provide the Feasibility Reports. This study is intended to provide HWDSB with a high level "Order of Magnitude" professional opinion and technical expertise and associated back-up information that will support their request for funding to the Ministry of Education.

The proposed improvements include facility upgrades such as: accessibility improvements throughout each facility and site to align to current standards and codes; ability to alter existing areas and provide new program space within existing facilities; potential opportunities for existing building expansion; select environmental remediation to support improvements and select utility infrastructure improvements to support the planned work.

With each school we will explore three options and their associated cost:

COSTING OPTION A: This option encompasses costs associated with i) upgrading accessibility to current AODA standards, ii) upgrading facilities to better meet program benchmark requirements, and iii) addressing identified "urgent" and "high" priority renewal items.

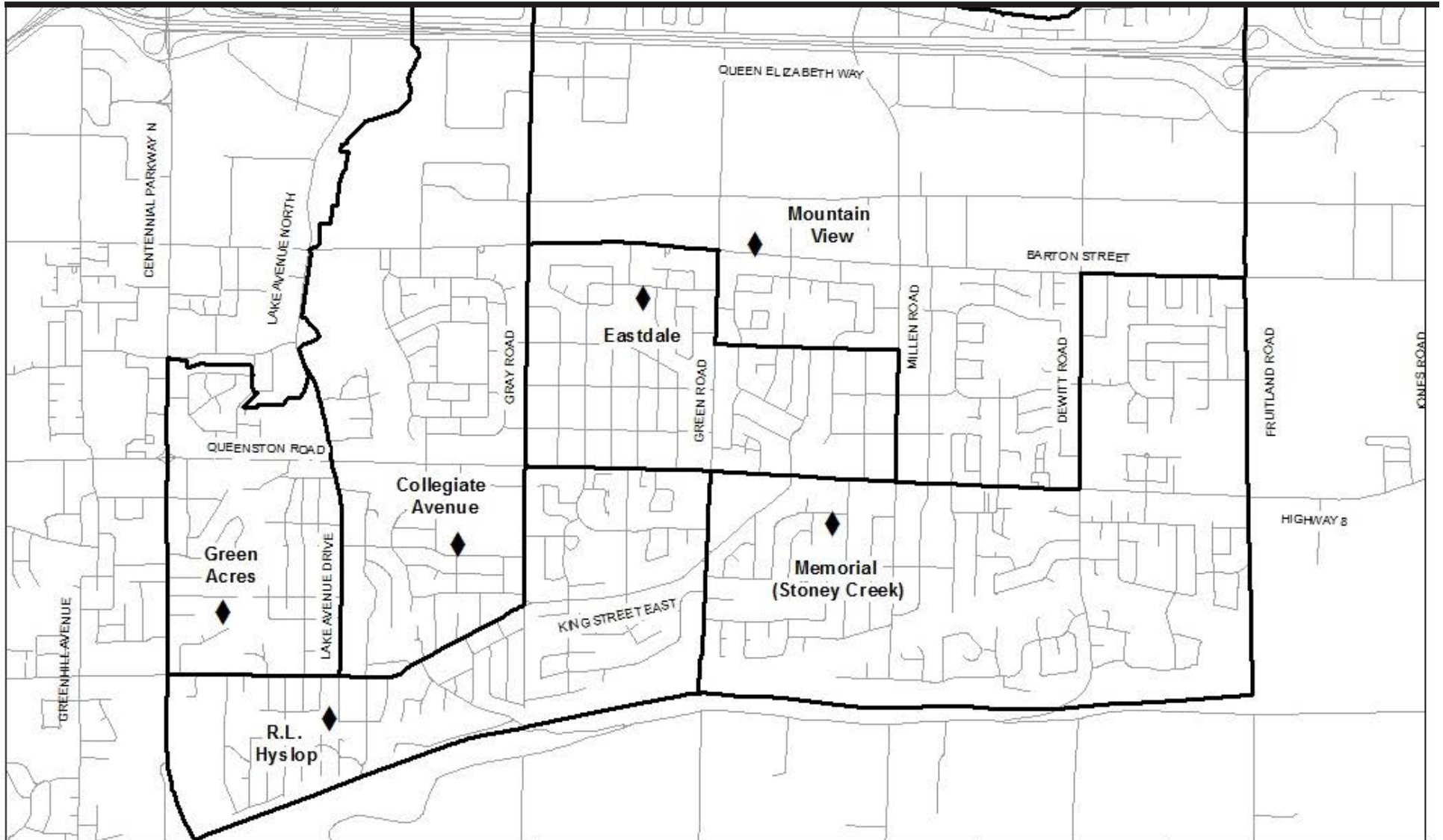
COSTING OPTION B: This option explores the staff recommendation.

COSTING OPTION C: This option explores the staff alternative plan.

LOWER STONEY CREEK PLANNING AREA COST SUMMARY			
SCHOOL	TOTAL OPTION A	TOTAL OPTION B	TOTAL OPTION C
Collegiate Avenue	\$4,259,919	\$12,494,889	\$4,766,169
Eastdale	\$3,726,090	\$10,986,867	\$4,375,777
Green Acres	\$3,652,439	\$0	\$3,652,439
Memorial (SC)	\$5,305,483	\$13,015,271	\$5,305,483
Mountain View	\$9,006,199	\$0	\$9,006,199
R.L. Hyslop	\$5,731,090	\$0	\$0
GRAND TOTAL	\$31,681,220	\$36,497,027	\$27,106,067

A**B****C**

LOWER STONEY CREEK PLANNING AREA



<p>◆ JK-8 Elementary</p> <p>▭ 2015 Elementary Boundaries</p>	<p>N</p> <p>0 0.25 0.5 1 km</p>	<p>HAMILTON-WENTWORTH DISTRICT SCHOOL BOARD</p>	<p>Planning & Accommodation</p> <p>November 2015</p> <p>Planning and Accommodation</p>
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LOWER STONEY CREEK PLANNING DISTRICT REFERENCE MAP

HAMILTON WENTWORTH DISTRICT SCHOOL BOARD
FEASIBILITY STUDIES

**LOWER STONEY CREEK PLANNING AREA
COLLEGIATE AVENUE PUBLIC SCHOOL**

PLANNING AREA: Lower Stoney Creek
YEAR CONSTRUCTED: 1954
ADDITIONS/RENOVATIONS: 1955; 1965; 1973
NUMBER OF STOREYS: 1
PROGRAM: RT
GRADE STRUCTURE: JK-8
CAPACITY: 291
2015 ENROLMENT: 276

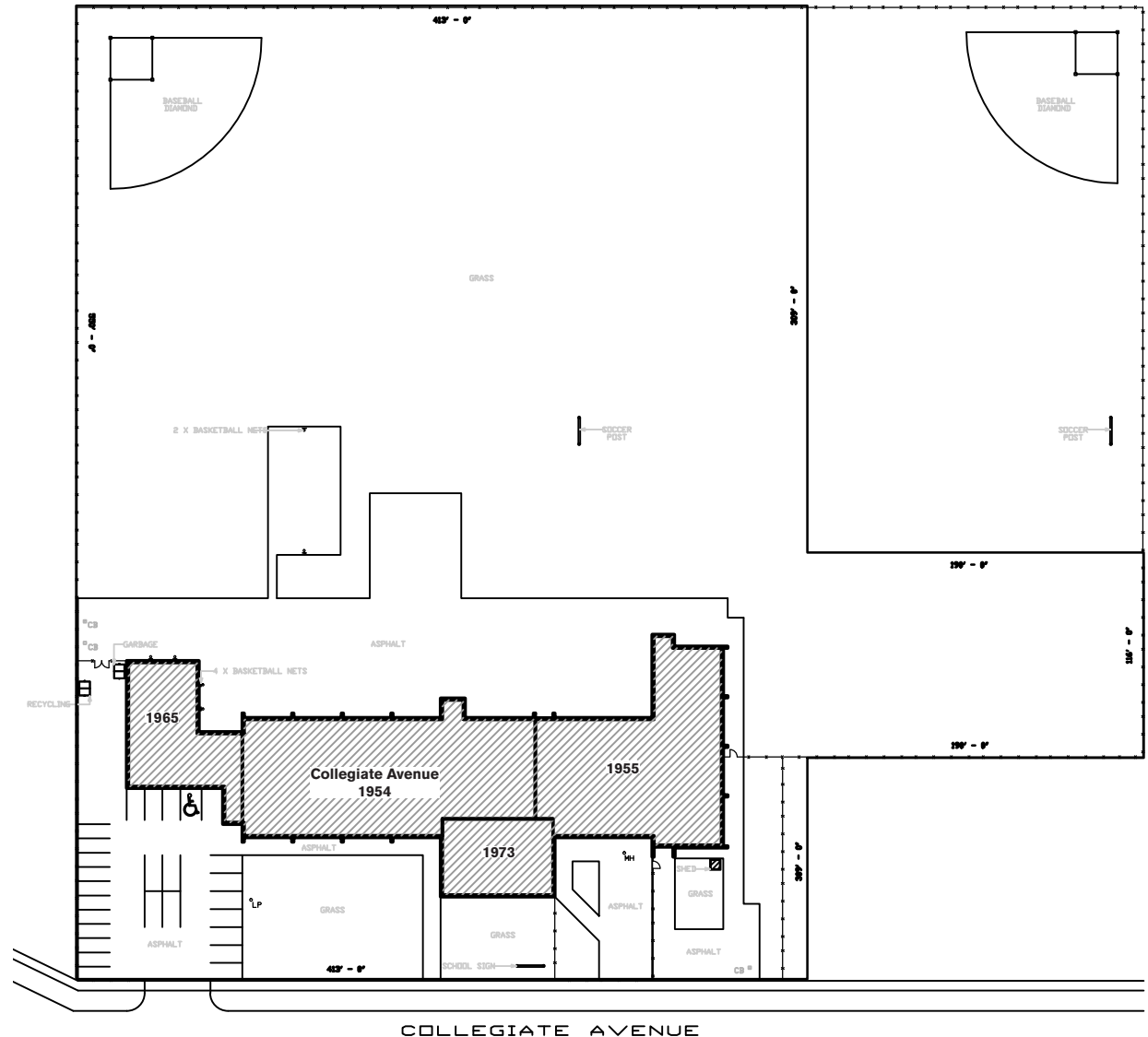
SUMMARY: The school is undersized and is currently at 95% capacity. Accessibility is a concern within this school. Additions to the current structure along with interior renovations are required for increases in resource and office space. The school also requires a universal washroom for staff and student use.

The main entrance to the school is not highly visible or clearly indicated. The office location is not visible from the main entrance.

COSTING OPTION A: Address accessibility, create new main entrance addition with office and staff space, rearrange existing classroom and resource space, address renewal items

COSTING OPTION B: Rebuild a 520 pupil place school and demolish old facility

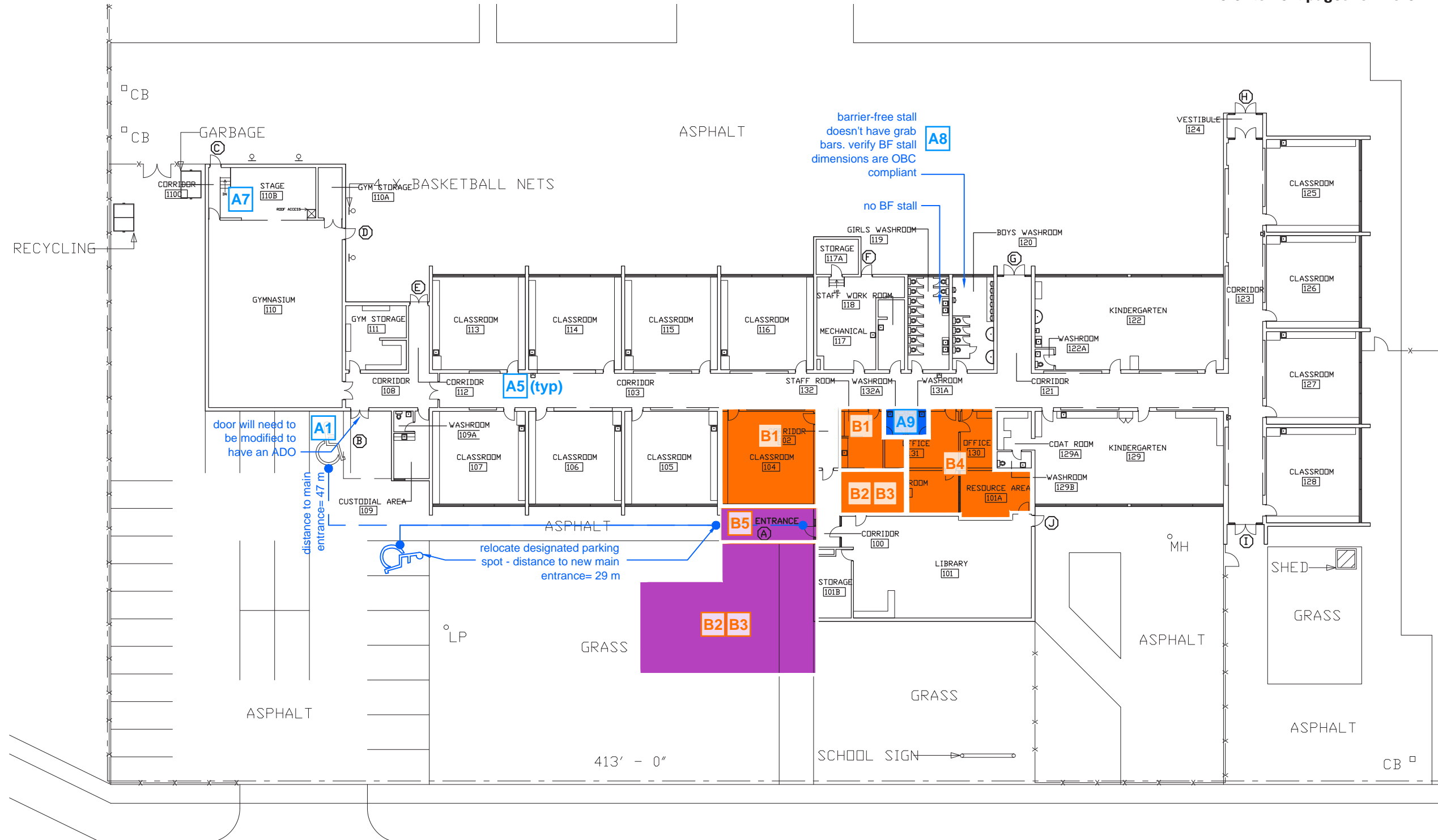
COSTING OPTION C: Address accessibility, benchmark items and renewal items as in Option A, plus the addition of one FDK classroom



**LOWER STONEY CREEK PLANNING AREA
COLLEGIATE AVENUE PUBLIC SCHOOL**

COSTING OPTION A REFERENCE MAP (NOT TO SCALE)

Accessibility items are shown in blue
 Benchmark items are shown in orange
 Addition is shown in purple
 Refer to next pages for more information



HAMILTON WENTWORTH DISTRICT SCHOOL BOARD
FEASIBILITY STUDIES

**LOWER STONEY CREEK PLANNING AREA
COLLEGIATE AVENUE PUBLIC SCHOOL**

Appendix-D



COSTING OPTION A (NO ACCOMMODATION CHANGE)

This option encompasses costs associated with **i) upgrading accessibility to current AODA standards + City of Hamilton Barrier Free guidelines**, **ii) upgrading facilities to better meet program benchmark requirements**, and **iii) addressing identified “urgent” and “high” priority renewal items**. **Environmental remediation scope identified in green.**

ACCESSIBILITY

Item #	Accessibility Item	Current Compliance	Comments / Recommendations	Estimated Cost
A1	Designated Parking Spaces	no	-designated parking space is provided next to entrance B, *provide additional space as indicated	\$1,500
A2	Path of travel to the main entrance door	no	-path is compliant but exceeds 30m maximum (47m), *additional space is 29m from new main entrance	-
A3	Barrier free entrance that meets OBC	no	-door dimensions are compliant. door needs a power door operator. *new entrance per benchmark additions	cost covered in benchmark item B5
A4	Are all levels accessible by wheelchair	yes	-	-
A5	Are classrooms and common spaces accessible by wheelchair	no	-classroom doors slightly recessed. doors to be pushed out to be flush with corridor walls.	\$9,000
A6	Elevator (Main)	n/a	-	-
A7	Lift (Gym Stage)	no	-stage not wheelchair accessible	\$20,000
A8	Are washrooms accessible by wheelchair	no	-no barrier free staff washrooms. no barrier free stall in girls' washroom. boys' washroom needs a grab bar	\$5,000
A9	Universal washroom	no	-create new universal washroom in existing Rooms 132A and 131A.	\$75,000
			Total environmental remediation allowance	\$2,000
			TOTAL ALL ITEMS	\$112,500

HAMILTON WENTWORTH DISTRICT SCHOOL BOARD
FEASIBILITY STUDIES

Appendix-D



**LOWER STONEY CREEK PLANNING AREA
COLLEGIATE AVENUE PUBLIC SCHOOL**

COSTING OPTION A (NO ACCOMMODATION CHANGE)

Items highlighted in yellow are program spaces requiring more area according to benchmark requirements.

BENCHMARK

Benchmark Items - Existing				
Space	Sq Ft.	Benchmark	Meets Benchmark	%
Staff Room	786	750	36	5%
Resource Space	279	1,019	-740	-73%
General Office	614	1,200	-586	-49%
Library	1,555	1,800	-245	-14%
Gym	2,541	3,000	-469	-15%

Benchmark Items - Proposed Solution							
Item #	Space	Sq Ft.	Benchmark	Meets Benchmark	%	Comments/ Recommendations	Cost
B1	Resource Space	1,083	1,019	64	6%	convert existing classroom 104 along with part of existing office and staff room spaces into a resource centre	\$100,000
B2	General Office	1,220	1,200	20	2%	construct an addition to the front entrance (adjacent to library storage room 101B) that includes offices and staff rooms.	\$400,000
B3	Staff Room	750	750	0	0%		
B4	Relocate Classroom 104	872	750	122	14%	convert part of existing office/resource/staff area (Rooms 101A, 130, 131, 132C) into relocated classroom.	\$150,000
B5	New entrance	300				New entrance to tie all benchmark items together	\$60,000
						Total environmental remediation allowance	\$20,000
TOTAL ALL ITEMS							\$730,000

HAMILTON WENTWORTH DISTRICT SCHOOL BOARD
FEASIBILITY STUDIES

**LOWER STONEY CREEK PLANNING AREA
COLLEGIATE AVENUE PUBLIC SCHOOL**

Appendix-D



COSTING OPTION A (NO ACCOMMODATION CHANGE)

RENEWAL

Item #	Renewal Item	Action	Priority	Estimated Cost	Estimated Remediation Cost	TOTAL
669212928	Site Civil/Mechanical Utilities - Site - Replace	Replace	Urgent	\$290,659		\$290,659
667948032	Site Civil/Mechanical Utilities - Site - Study	Study	Urgent	\$8,486		\$8,486
1204449018	Standard Foundations - Parging - Entire Building	Repair	High	\$21,216		\$21,216
1365843602	Other Cooling Generating Systems Window unit - Original Building	Replace	High	\$10,608	\$2,500	\$13,108
356631338	Main Switchboards - Original Building	Replace	High	\$76,378		\$76,378
64087011	Floor Finishes - Painted Concrete Floor - Boiler Room	Replace	High	\$4,243		\$4,243
1054137894	Floor Finishes - Hardwood - Gymnasium Stage	Replace	High	\$10,608		\$10,608
1314861313	Fittings - Millwork - Entire Building	Replace	High	\$152,755	\$10,000	\$162,755
1007359872	Fittings - Washroom Partition - Girl's Washroom	Replace	High	\$22,277		\$22,277
2072492033	Interior Doors - Hardware - Entire Building	Replace	High	\$19,094		\$19,094
869597056	Interior Doors - Wood Doors - Entire Building	Replace	High	\$84,864		\$84,864
1615658881	Parking Lots	Replace	High	\$74,256		\$74,256
193177856	Exterior Walls - Entire Building	Repair	High	\$178,214	\$10,000	\$188,214
1245827794	Wall Finishes - Vinyl Wall Covering (Wallpaper) - Classrooms	Replace	High	\$12,730		\$12,730
120484096	Playing Fields - Site	Replace	High	\$155,938		\$155,938
856165760	Wall Finishes - Ceramic Wall Tiles - Entire Building	Replace	High	\$54,101		\$54,101
1333500417	Wall Finishes - Paint Wall Covering - Entire Building	Replace	High	\$148,512		\$148,512
756056832	Terminal & Package Units - Original Building	Replace	High	\$10,608	\$5,000	\$15,608
1510035585	Exterior Doors - Hardware - Entire Building	Replace	High	\$12,730		\$12,730
453455360	Exterior Doors - Entrance & Exit - Entire Building	Replace	High	\$44,554	\$5,000	\$49,554
514625382	Lighting Equipment - Original Building - Exterior	Replace	High	\$10,608		\$10,608
32480128	Lighting Equipment - Original Building - Interior	Replace	High	\$260,957		\$260,957
TOTAL ALL ITEMS						

HAMILTON WENTWORTH DISTRICT SCHOOL BOARD
FEASIBILITY STUDIES

**LOWER STONEY CREEK PLANNING AREA
COLLEGIATE AVENUE PUBLIC SCHOOL**

COSTING OPTION A (NO ACCOMMODATION CHANGE)

		+35% SOFT COSTS *	+25% CONTINGENCY
TOTAL ACCESSIBILITY COST	\$112,500	\$151,875	\$189,844
TOTAL BENCHMARK COST	\$730,000	\$985,500	\$1,231,875
TOTAL RENEWAL COST	\$1,681,896	\$2,270,560	\$2,838,200
GRAND TOTAL OPTION A =			\$4,259,919

* **Soft costs** include:

- Architectural and consultants' fees
- Other fees, disbursements and permits
- Furniture and equipment

COSTING OPTION B (STAFF OPTION)

This option explores the cost of building a new 520 pupil JK-8 school on existing site, and demolition of current school.

NEW CONSTRUCTION:

Square footage of New 520 Pupil School:
Area per Pupil (sf) = 111.2

New Area = 57,770 sf

New Construction Cost @ \$185.92/sf

Total Construction Cost (C) = \$10,740,598

ABATEMENT, DEMOLITION AND SITE CLEANUP:

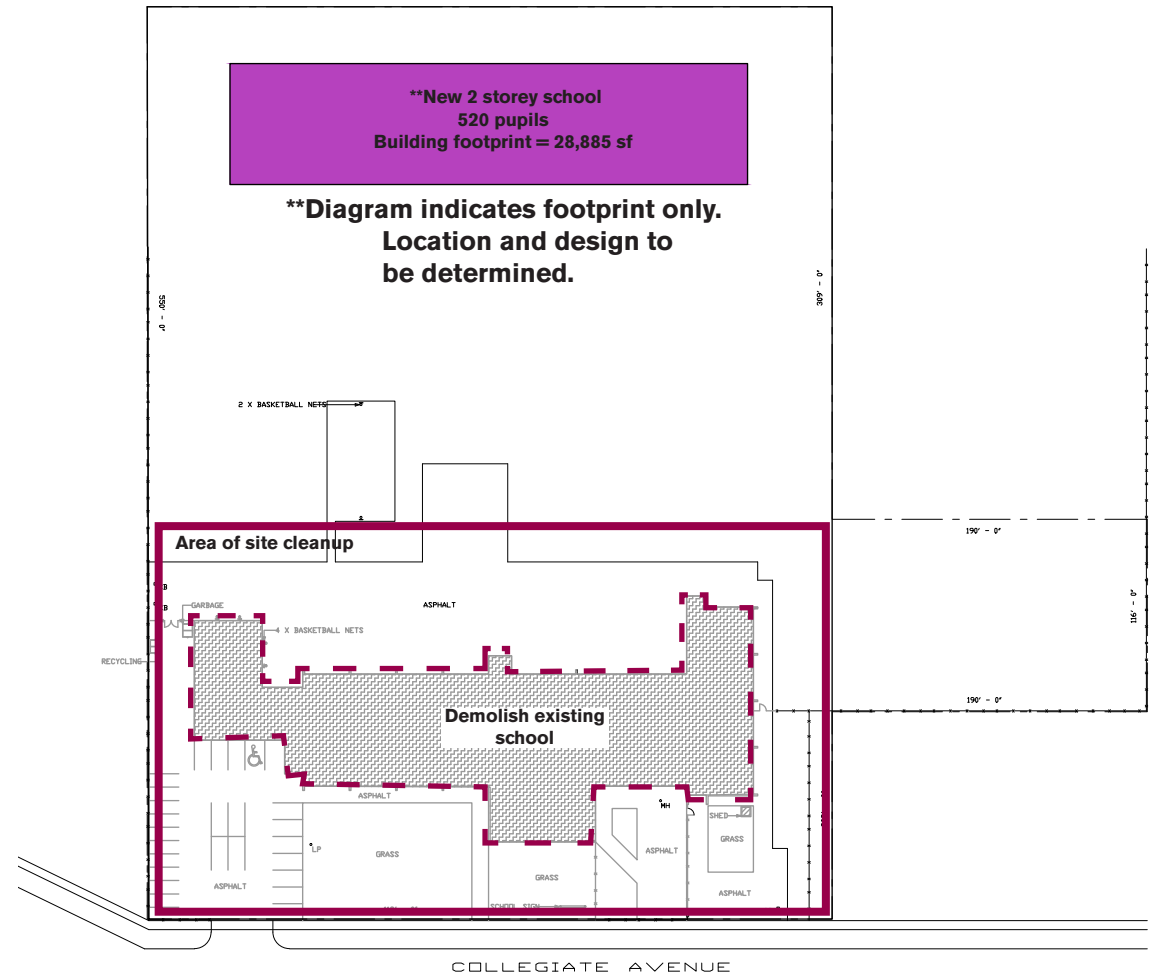
Asbestos abatement @ \$10/sf
Demolition @ \$8/sf
Site Cleanup @ \$5/sf

Total Estimated Demolition cost = \$18/sf @ 26,560sf
= \$478,080
Site Cleanup = \$5/sf 112,300sf
= \$561,500

Subtotal Demolition Cost = \$1,039,580

	+35% soft costs	+25% contingency
DEMOLITION COST	\$1,403,433	\$1,754,291 (D)

GRAND TOTAL OPTION B = (C + D) \$12,494,889



COSTING OPTION C: ALTERNATIVE OPTION

This option explores the staff alternative, which includes the Option A costs plus one FDK room addition.

Accessibility items are shown in blue
Benchmark items are shown in orange
Addition is shown in purple

Cost of FDK addition:

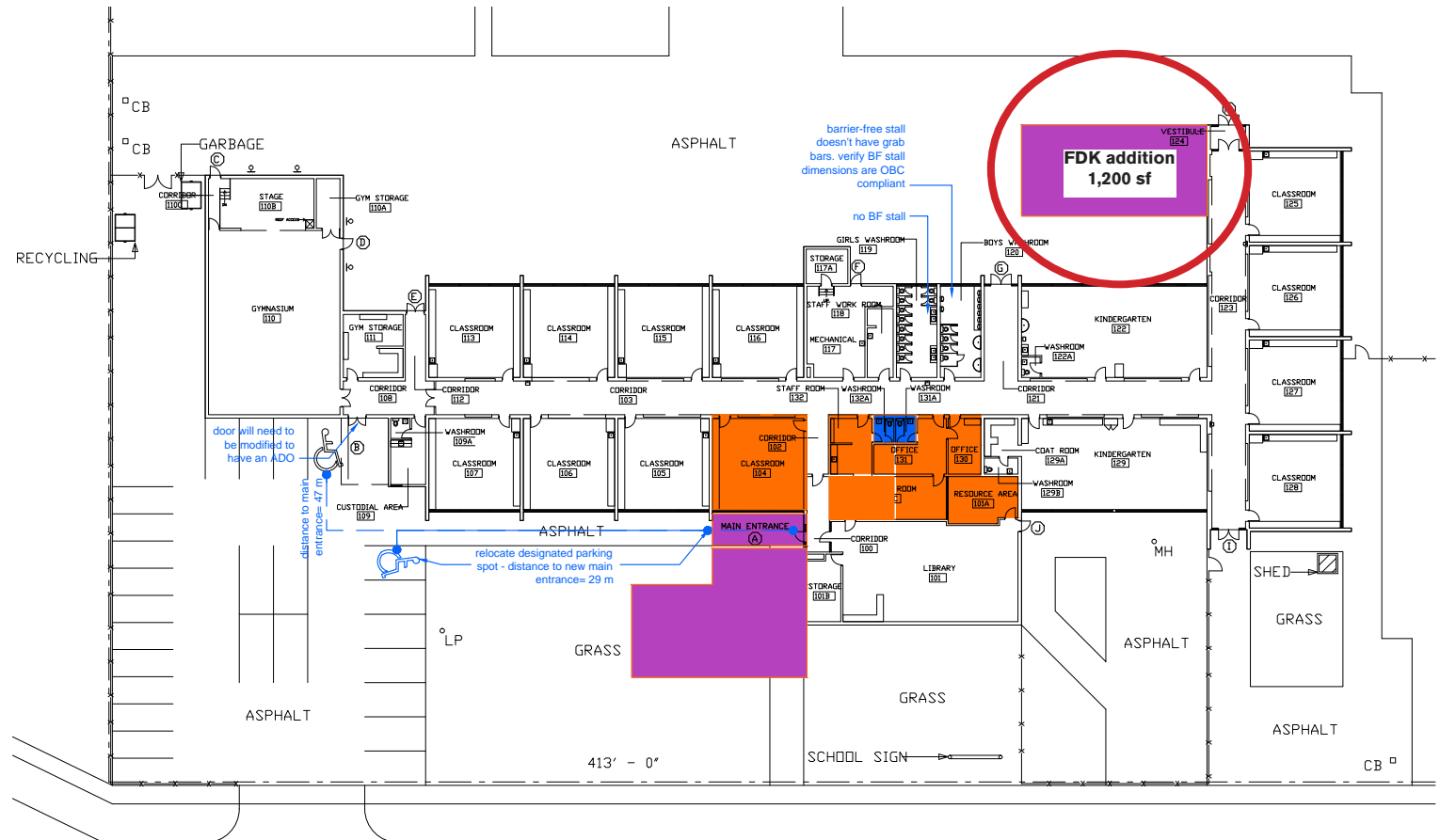
1,200 sf @ \$250/sf
= \$300,000
Plus 35% soft costs
= \$405,000
Plus 25% contingency
= \$506,250

Cost of Option A:

\$4,259,919

Grand Total Option C:

\$4,766,169



COSTING OPTION C REFERENCE MAP (NOT TO SCALE)

**LOWER STONEY CREEK PLANNING AREA
EASTDALE PUBLIC SCHOOL**

PLANNING AREA: Lower Stoney Creek

YEAR CONSTRUCTED: 1965

ADDITIONS/RENOVATIONS: 1979

NUMBER OF STOREYS: 1

PROGRAM: RT

GRADE STRUCTURE: JK-8

CAPACITY: 219

2015 ENROLMENT: 197

SUMMARY: The school is currently at 90% capacity.

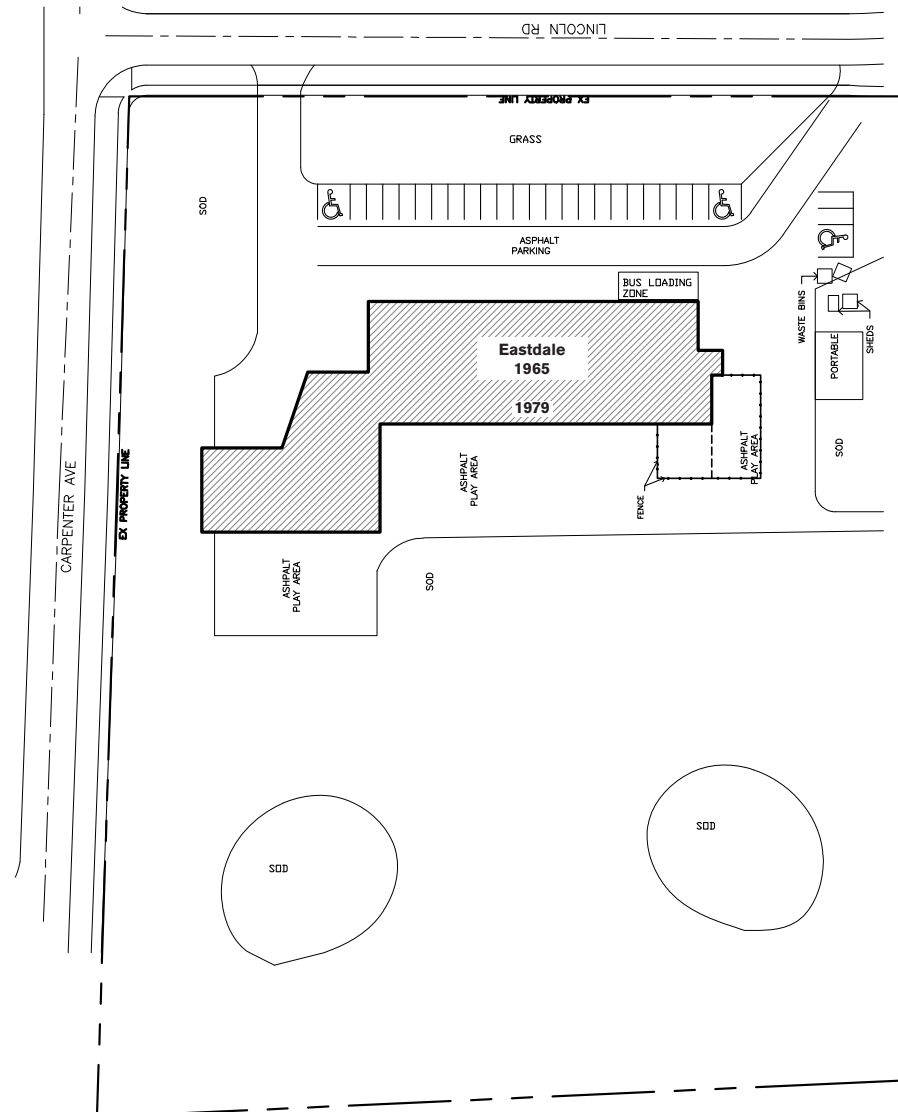
Accessibility is a concern within this school.

Staff, resource, general office and FDK spaces all require additional space to meet benchmark, and both renovation of existing space and addition(s) would be required.

COSTING OPTION A: Address accessibility, re-allocate underused classroom spaces to provide adequate resource, staff, office and FDK areas, address renewal items.

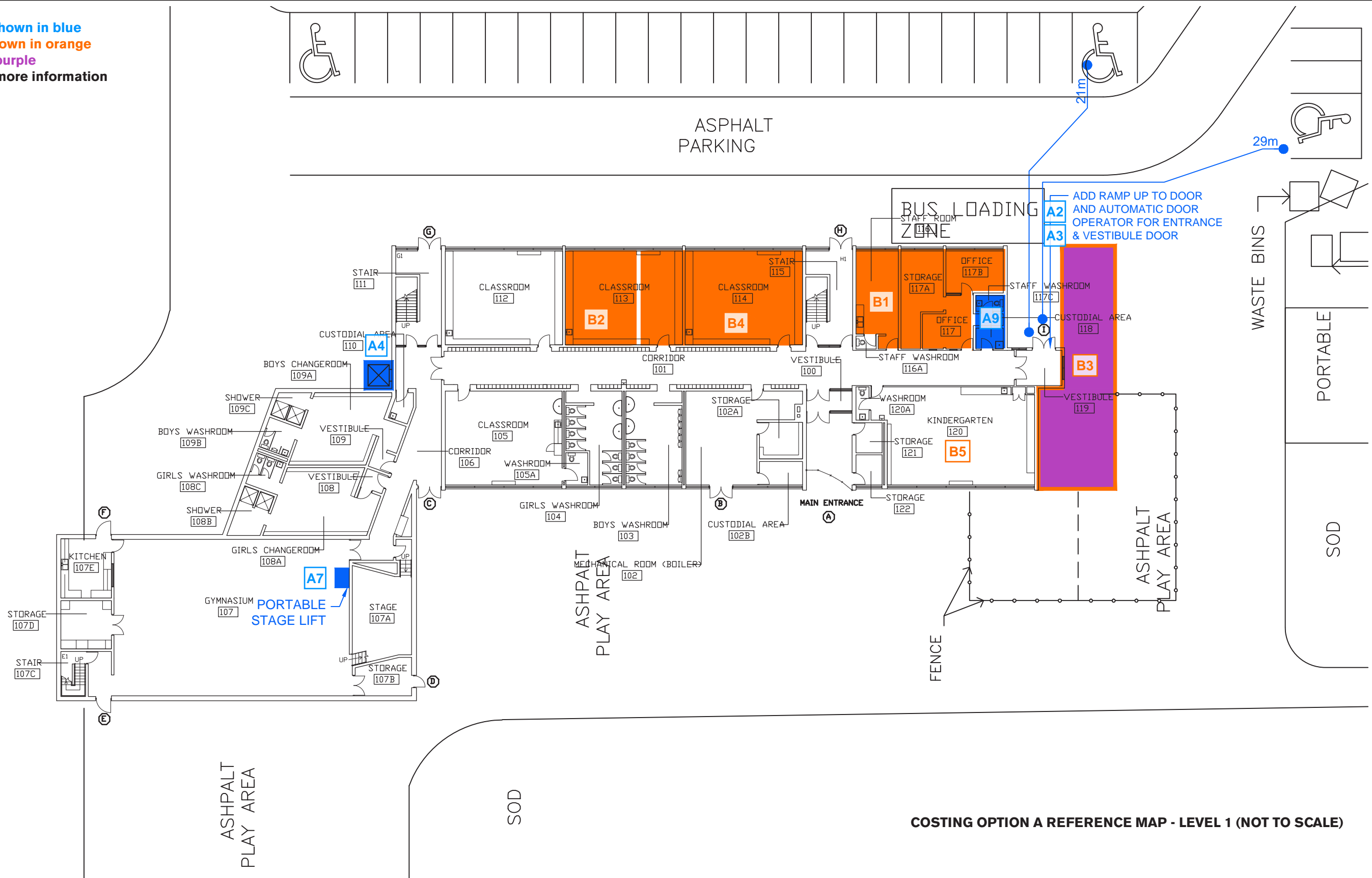
COSTING OPTION B: Rebuild 460 pupil place school, demolish existing facility.

COSTING OPTION C: Accessibility identical to option A, benchmark requirements similar to option A but reconfigured to accommodate two additional classrooms.



**LOWER STONEY CREEK PLANNING AREA
EASTDALE PUBLIC SCHOOL**

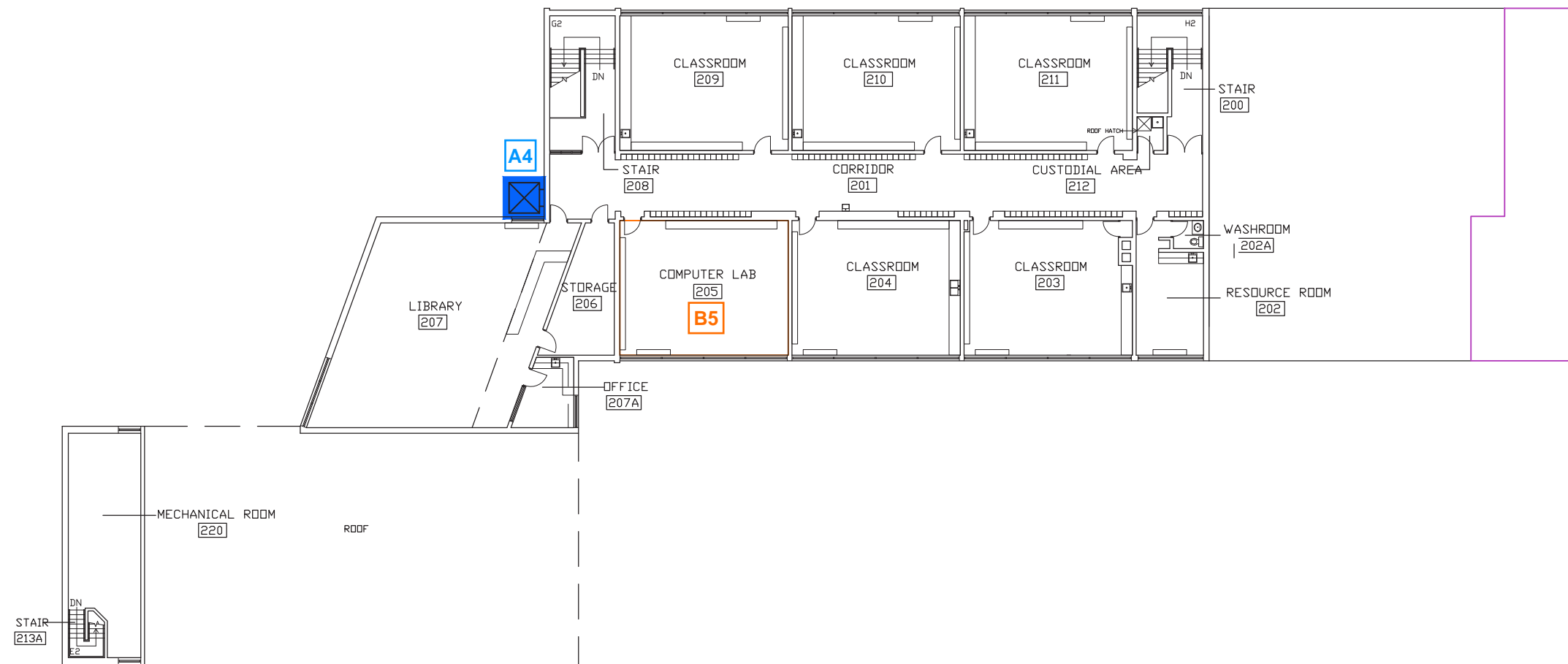
Accessibility items are shown in blue
Benchmark items are shown in orange
Additions are shown in purple
Refer to next pages for more information



COSTING OPTION A REFERENCE MAP - LEVEL 1 (NOT TO SCALE)

**LOWER STONEY CREEK PLANNING AREA
EASTDALE PUBLIC SCHOOL**

Accessibility items are shown in blue
Benchmark items are shown in orange
Additions are shown in purple
Refer to next pages for more information



COSTING OPTION A REFERENCE MAP - LEVEL 2 (NOT TO SCALE)

COSTING OPTION A (NO ACCOMMODATION CHANGE)

This option encompasses costs associated with **i) upgrading accessibility to current AODA standards + City of Hamilton Barrier Free guidelines**, **ii) upgrading facilities to better meet program benchmark requirements**, and **iii) addressing identified “urgent” and “high” priority renewal items**. **Environmental remediation scope identified in green.**

ACCESSIBILITY

Item #	Accessibility Item	Current Compliance	Comments / Recommendations	Estimated Cost
A1	Designated Parking Spaces	yes	3 designated parking spaces, 2 parking spaces compliant with maximum distance from main entrance.	-
A2	Path of travel to the main entrance door	no	ramp required up to door.	\$5,000
A3	Barrier free entrance that meets OBC	no	automatic door operator to be installed on main entrance.	\$5,000
A4	Are all levels accessible by wheelchair	no	elevator addition to the west	\$200,000
A5	Are classrooms and common spaces accessible by wheelchair	no	doors are set in an alcove. they may need door operators	\$9,000
A7	Lift (Gym Stage)	no	school to purchase portable stage lift to keep in storage and use as needed.	\$15,000
A8	Are washrooms accessible by wheelchair	no	See item A9.	-
A9	Universal washroom	no	New universal washroom to be built in the place of custodial area 118 and 117C. Custodial area redundant- also present in room 110 and room 102B.	\$75,000
			Total environmental remediation allowance	\$15,000
			TOTAL ALL ITEMS	\$324,000

**LOWER STONEY CREEK PLANNING AREA
EASTDALE PUBLIC SCHOOL****COSTING OPTION A (NO ACCOMMODATION CHANGE)**

Items highlighted in yellow are program spaces requiring more area according to benchmark requirements.

BENCHMARK

Benchmark Items - Existing				
Space	Sq Ft.	Benchmark	Meets Benchmark	%
Staff Room	249	750	-501	-67%
Resource Space	252	767	-515	-67%
General Office	799	1,200	-401	-33%
Library	1,305	1,800	-495	-28%
Gym	2,853	3,000	-147	-5%
FDK (1 classroom)	716	1,000	-284	-28%

Benchmark Items - Proposed Solution							
Item #	Space	Sq Ft.	Benchmark	Meets Benchmark	%	Comments/ Recommendations	Cost
B1	Staff Room	800	750	50	7%	convert storage room 117A, and offices 117B and 117 to staff room.	\$50,000
B2	Resource Space	692	767	-75	-10%	convert part of classroom 113 to resource space.	\$35,000
B3	General Office	1,111	1,200	-89	-7%	build 1000 sf addition adjacent to rooms 119 and 120	\$250,000
B4	FDK	1,000	1,000	0	0%	convert classroom 114 and part of classroom 113 to FDK. move classroom 114 to FDK classroom 115 and classroom 113 to existing computer lab location.	\$30,000
B5	Relocate classrooms					refer to item B4	\$5,000
						Total environmental remediation allowance	\$25,000
						TOTAL ALL ITEMS	\$395,000

HAMILTON WENTWORTH DISTRICT SCHOOL BOARD
FEASIBILITY STUDIES

**LOWER STONEY CREEK PLANNING AREA
EASTDALE PUBLIC SCHOOL**

Appendix-D



COSTING OPTION A (NO ACCOMMODATION CHANGE)

RENEWAL

Item #	Renewal Item	Action	Priority	Estimated Cost	Estimated Remediation Cost	TOTAL
1328954767	Site Civil/Mechanical Utilities - Site	Study	Urgent	\$8,486	-	\$8,486
696862080	Site Civil/Mechanical Utilities - Site	Replace	Urgent	\$235,498	-	\$235,498
1024409056	Exterior Walls - Sealant - Entire Building	Replace	High	\$38,189	\$10,000	\$48,189
342815104	Fire Alarm Systems - Original Building	Replace	High	\$63,648	-	\$63,648
31386112	Main Switchboards - Original Building	Replace	High	\$152,755	-	\$152,755
1258346102	Floor Finishes - Painted Concrete Floor	Replace	High	\$5,304	-	\$5,304
1715810905	Floor Finishes - Hardwood	Replace	High	\$18,034	-	\$18,034
1619587099	Floor Finishes - Ceramic Floor Tiles	Replace	High	\$10,608	-	\$10,608
1048394659	Storm Sewer - Stormwater Management	Replace	High	\$10,608	-	\$10,608
1536630533	Fittings - Metal Lockers - Entire Building	Replace	High	\$159,120	\$5,000	\$164,120
932098213	Pedestrian Paving - Asphalt Paved	Replace	High	\$16,973	-	\$16,973
788040576	Parking Lots	Replace	High	\$66,830	-	\$66,830
1566241921	Exterior Windows - Entire Building	Replace	High	\$198,370	\$10,000	\$208,370
2054434624	Exterior Walls - Entire Building	Repair	High	\$229,133	-	\$229,133
309469990	Wall Finishes - Ceramic Wall Tiles	Replace	High	\$20,155	\$10,000	\$30,155
282570368	Playing Fields - Paved Playground	Replace	High	\$137,904	-	\$137,904
1349766297	Terminal & Package Units - Original Building	Replace	High	\$31,824	\$5,000	\$36,824
494615527	Lighting Equipment	Replace	High	\$15,912	-	\$15,912
613497600	Lighting Equipment - Original Building	Replace	High	\$15,912	-	\$15,912
212961536	Lighting Equipment - Original Building	Replace	High	\$13,790	-	\$13,790
TOTAL ALL ITEMS						\$1,489,053

HAMILTON WENTWORTH DISTRICT SCHOOL BOARD
FEASIBILITY STUDIES

**LOWER STONEY CREEK PLANNING AREA
EASTDALE PUBLIC SCHOOL**

COSTING OPTION A (NO ACCOMMODATION CHANGE)

		+35% SOFT COSTS *	+25% CONTINGENCY
TOTAL ACCESSIBILITY COST	\$324,000	\$437,400	\$546,750
TOTAL BENCHMARK COST	\$395,000	\$533,250	\$666,563
TOTAL RENEWAL COST	\$1,489,053	\$2,010,212	\$2,512,777
GRAND TOTAL OPTION A =			\$3,726,090

* **Soft costs** include:

- Architectural and consultants' fees
- Other fees, disbursements and permits
- Furniture and equipment

**LOWER STONEY CREEK PLANNING AREA
EASTDALE PUBLIC SCHOOL**

COSTING OPTION B (STAFF OPTION)

This option explores the cost of building a new 460 pupil JK-8 school on existing site, and demolition of current school.

NEW CONSTRUCTION:

Square footage of New 460 Pupil School:
Area per Pupil (sf) = 112.1

New Area = 51,552 sf

New Construction Cost @ \$185.92/sf

Total Construction Cost (C) = \$9,584,545

ABATEMENT, DEMOLITION AND SITE CLEANUP:

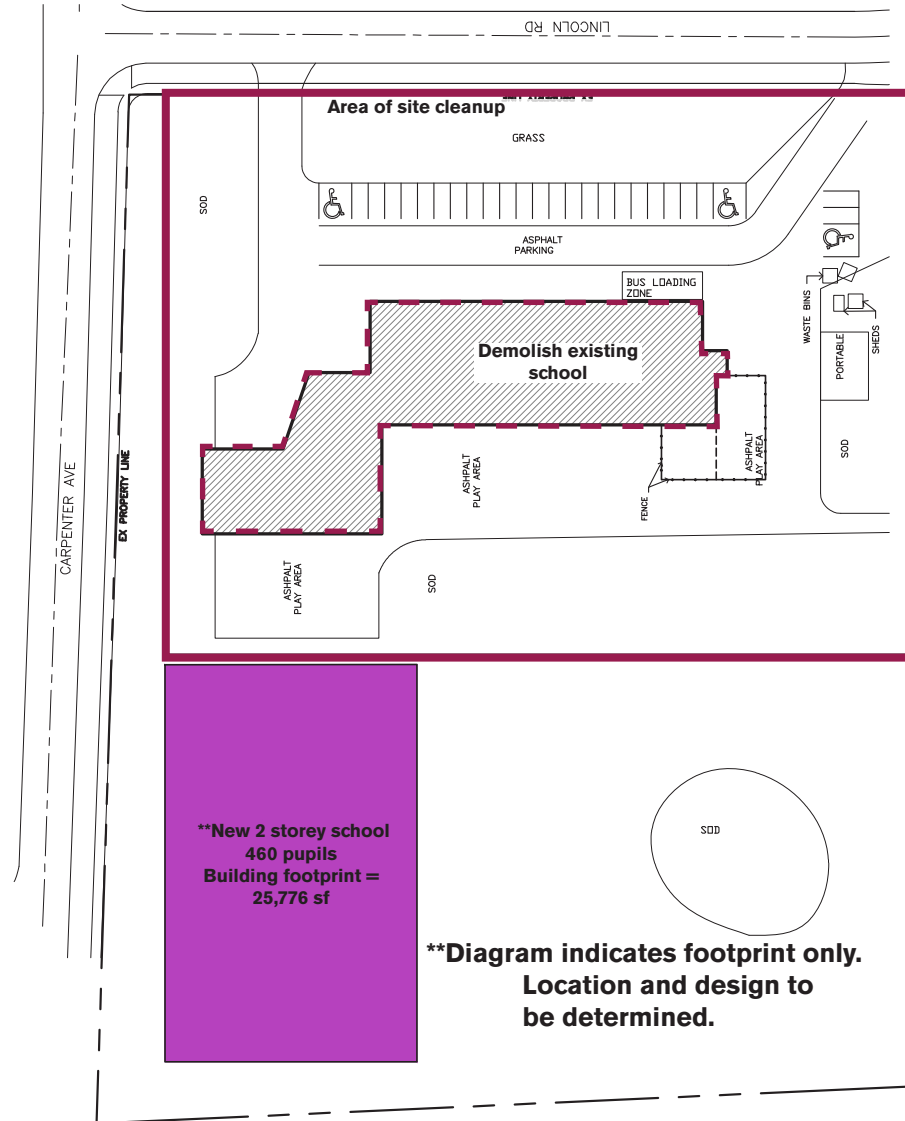
Asbestos abatement @ \$10/sf
Demolition @ \$8/sf
Site Cleanup @ \$5/sf

Total Estimated Demolition cost = \$18/sf @ 16,323sf
= \$293,814
Site Cleanup = \$5/sf 107,438sf
= \$537,190

Subtotal Demolition Cost = \$831,004

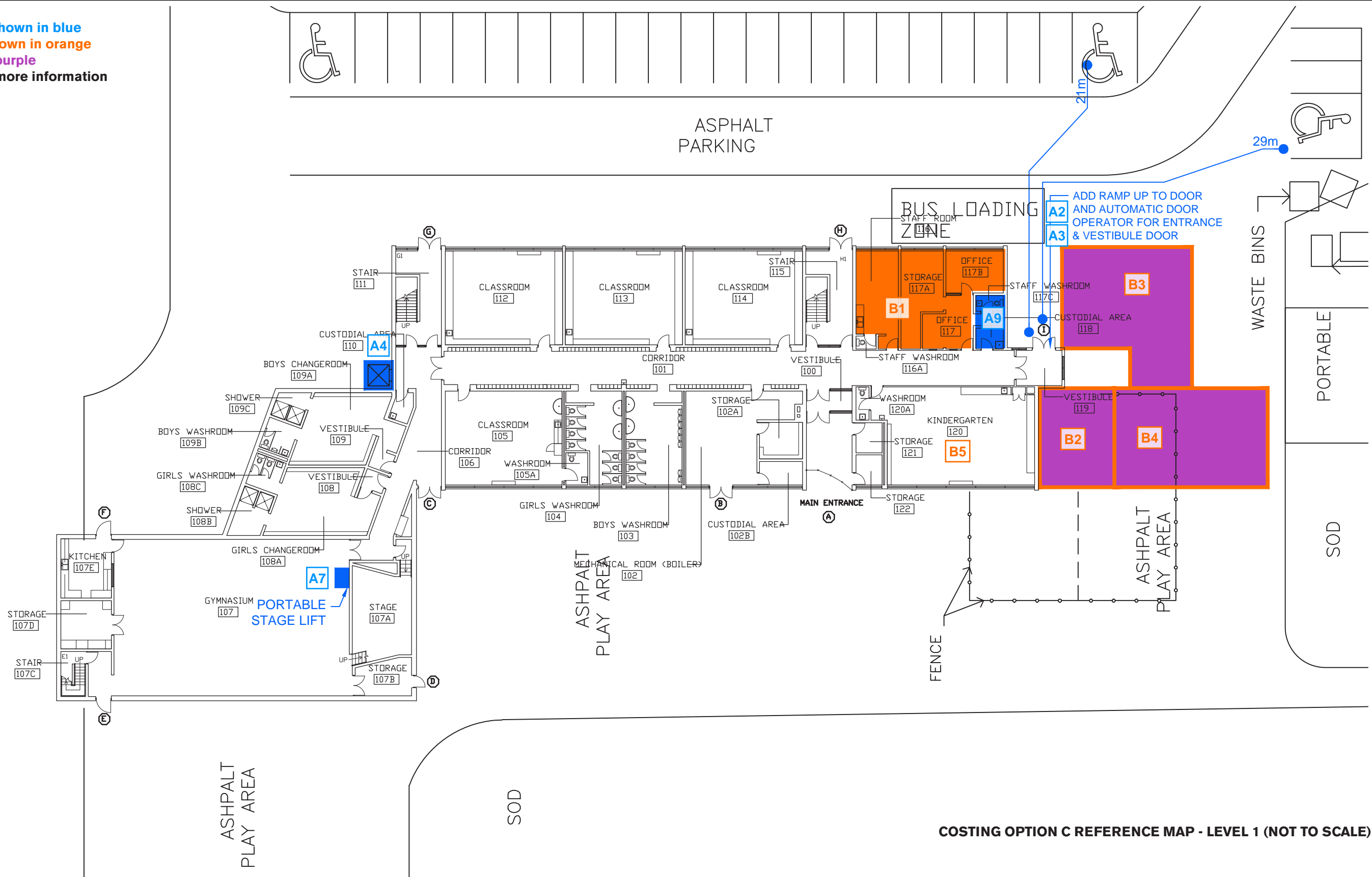
	+35% soft costs	+25% contingency
DEMOLITION COST	\$1,121,855	\$1,402,319 (D)

GRAND TOTAL OPTION B = (C + D)	\$10,986,867
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**LOWER STONEY CREEK PLANNING AREA
EASTDALE PUBLIC SCHOOL**

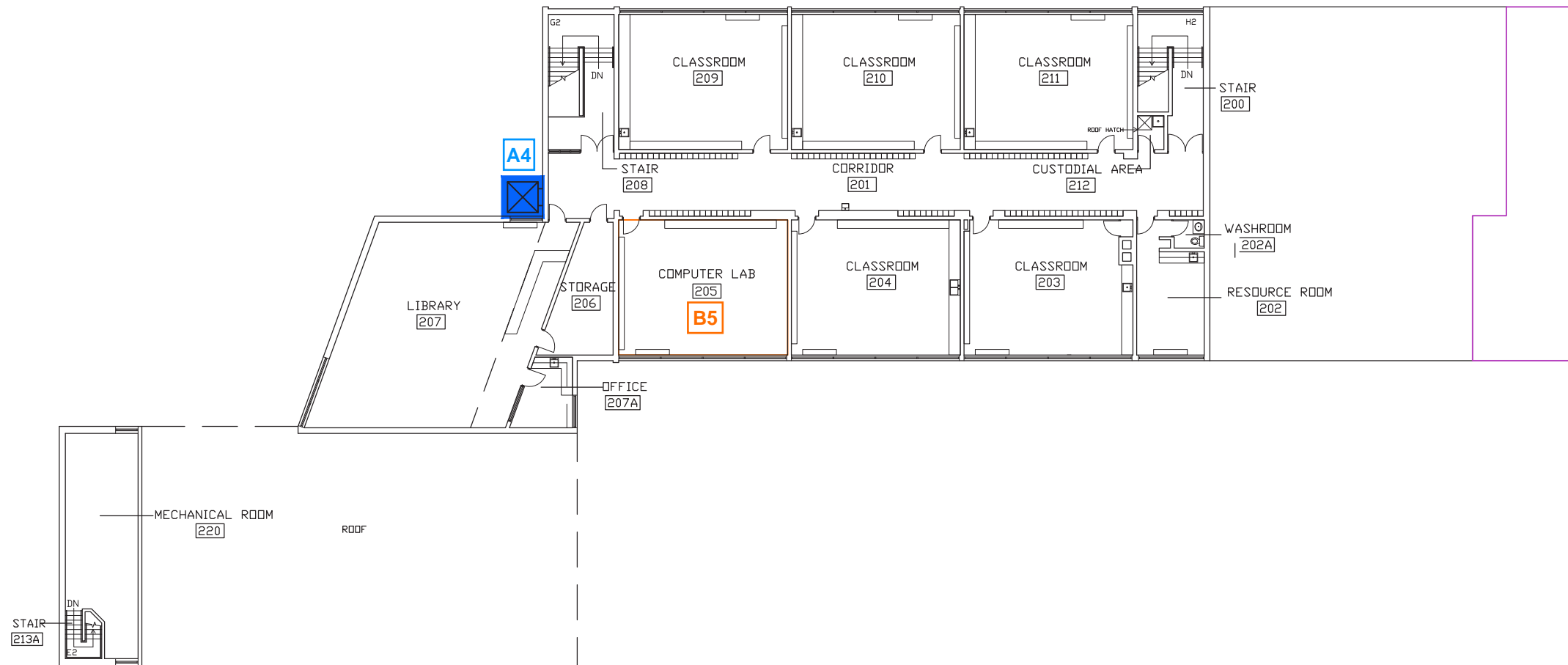
Accessibility items are shown in blue
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 Additions are shown in purple
 Refer to next pages for more information



COSTING OPTION C REFERENCE MAP - LEVEL 1 (NOT TO SCALE)

COSTING OPTION C REFERENCE MAP - LEVEL 1 (NOT TO SCALE)
LOWER STONEY CREEK PLANNING AREA
EASTDALE PUBLIC SCHOOL

Accessibility items are shown in blue
Benchmark items are shown in orange
Additions are shown in purple
Refer to next pages for more information



**LOWER STONEY CREEK PLANNING AREA
EASTDALE PUBLIC SCHOOL**

COSTING OPTION C: ALTERNATIVE OPTION

This option explores the staff alternative, which **i) includes accessibility solutions identical to option A, ii) benchmark requirements similar to option A but reconfigured to accommodate two additional classrooms, and iii) addressing identified “urgent” and “high” priority renewal identical to option A. Environmental remediation scope identified in green.**

Items highlighted in yellow are program spaces requiring more area according to benchmark requirements.

BENCHMARK

Benchmark Items - Existing				
Space	Sq Ft.	Benchmark	Meets Benchmark	%
Staff Room	249	750	-501	-67%
Resource Space	252	767	-515	-67%
General Office	799	1,200	-401	-33%
Library	1,305	1,800	-495	-28%
Gym	2,853	3,000	-147	-5%
FDK (1 classroom)	716	1,000	-284	-28%

Benchmark Items - Proposed Solution							
Item #	Space	Sq Ft.	Benchmark	Meets Benchmark	%	Comments/ Recommendations	Cost
B1	Staff Room	800	750	50	7%	convert storage room 117A, and offices 117B and 117 to staff room.	\$50,000
B2	Resource Space	767	767	0	0%	build new 440 sf resource space as part of addition adjacent to rooms 119 and 120	\$110,000
B3	General Office	1,200	1,200	0	0%	part of new addition	\$300,000
B4	FDK	1,200	1,200	0	0%	relocate existing FDK room 120 to new addition	\$300,000
B5	2 Additional Classrooms	1,436	1,500	-64	-4%	these two classrooms can be accommodated within the existing school in former FDK room 120 and existing computer lab 205	\$5,000
						Total environmental remediation allowance	\$15,000
						TOTAL ALL ITEMS	\$780,000

HAMILTON WENTWORTH DISTRICT SCHOOL BOARD
FEASIBILITY STUDIES

**LOWER STONEY CREEK PLANNING AREA
EASTDALE PUBLIC SCHOOL**

COSTING OPTION C: ALTERNATIVE OPTION

		+35% SOFT COSTS *	+25% CONTINGENCY
TOTAL ACCESSIBILITY COST	\$324,000	\$437,400	\$546,750
TOTAL BENCHMARK COST	\$780,000	\$1,053,000	\$1,316,250
TOTAL RENEWAL COST	\$1,489,053	\$2,010,212	\$2,512,777
GRAND TOTAL OPTION C =			\$4,375,777

* **Soft costs** include:

- Architectural and consultants' fees
- Other fees, disbursements and permits
- Furniture and equipment

**LOWER STONEY CREEK PLANNING AREA
GREEN ACRES PUBLIC SCHOOL**

PLANNING AREA: Lower Stoney Creek
YEAR CONSTRUCTED: 1956
ADDITIONS/RENOVATIONS: 1963; 1968
NUMBER OF STOREYS: 1
PROGRAM: RT, SE
GRADE STRUCTURE: JK-8
CAPACITY: 389
2015 ENROLMENT: 283

SUMMARY: The school is currently at 73% capacity. Accessibility is a concern within this school. Staff rooms, resource areas and FDK rooms are undersized - however there are classroom spaces within the school that are underused and could be repurposed to accommodate these benchmark requirements.

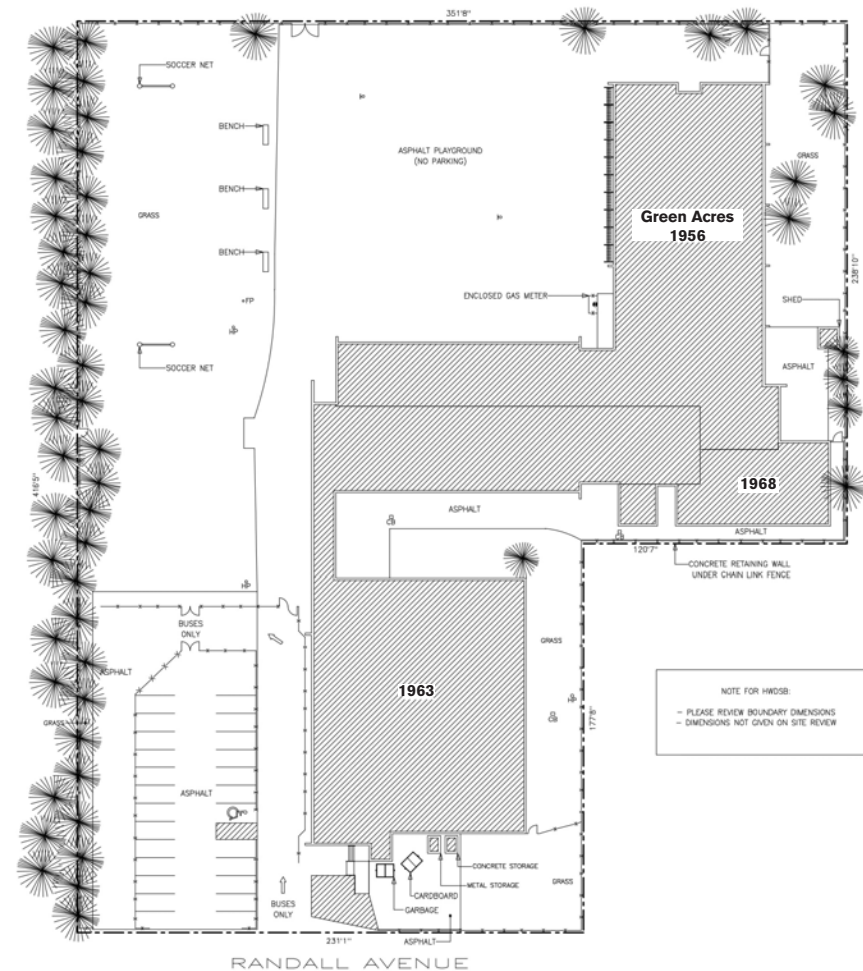
The main entrance to the school is not highly visible or clearly indicated. A ramped secondary entrance is provided closer to the parking area. The office location is not visible from either entrance.

The site is located on a flood plain and there are issues with flooding, both from runoff and backflow.

COSTING OPTION A: Address accessibility, re-allocate underused classroom spaces to provide adequate resource, staff and FDK areas, address renewal items

COSTING OPTION B: Close

COSTING OPTION C: Same as Option A



**LOWER STONEY CREEK PLANNING AREA
GREEN ACRES PUBLIC SCHOOL**

COSTING OPTION A REFERENCE MAP (NOT TO SCALE)

Accessibility items are shown in blue
Benchmark items are shown in orange
Refer to next pages for more information



COSTING OPTION A (NO ACCOMMODATION CHANGE)

This option encompasses costs associated with **i) upgrading accessibility to current AODA standards + City of Hamilton Barrier Free guidelines**, **ii) upgrading facilities to better meet program benchmark requirements**, and **iii) addressing identified “urgent” and “high” priority renewal items**. **Environmental remediation scope identified in green.**

ACCESSIBILITY

Item #	Accessibility Item	Current Compliance	Comments / Recommendations	Estimated Cost
A1	Designated Parking Spaces	yes		-
A2	Path of travel to the main entrance door	no	-77 m path of travel to entrance identified as main entrance. 24 m path of travel to secondary entrance with ramp	-
A3	Barrier free entrance that meets OBC	no	-door dimensions are compliant. door needs a power door operator, secondary entrance ramp needs to be widened	\$5,000 \$15,000
A4	Are all levels accessible by wheelchair	yes		
A5	Are classrooms and common spaces accessible by wheelchair	no	-classroom doors slightly recessed, doors might have to be pushed out to be flush with corridor walls	\$10,000
A6	Elevator (Main)	n/a		-
A7	Lift (Gym Stage)	no	-stage not wheelchair accessible - add chairlift	\$20,000
A8	Are washrooms accessible by wheelchair	no	-partition in boys' washroom needs to be moved -create accessible stalls in existing washrooms near gym	\$10,000
A9	Universal washroom	no	-create new universal washroom as indicated	\$75,000
TOTAL ALL ITEMS				\$135,000

HAMILTON WENTWORTH DISTRICT SCHOOL BOARD
FEASIBILITY STUDIES

Appendix-D

**LOWER STONEY CREEK PLANNING AREA
GREEN ACRES PUBLIC SCHOOL**



COSTING OPTION A (NO ACCOMMODATION CHANGE)

Items highlighted in yellow are program spaces requiring more area according to benchmark requirements.

BENCHMARK

Benchmark Items - Existing				
Space	Sq Ft.	Benchmark	Meets Benchmark	%
Staff Room	611	880	-269	-31%
General Office	1,076	1,240	-164	-13%
Resource Space	940	1,362	-422	-31%
Library	2,804	2,400	404	17%
Gym	6,484	4,000	2,484	62%

Benchmark Items - Proposed Solution							
Item #	Space	Sq Ft.	Benchmark	Meets Benchmark	%	Comments/ Recommendations	Cost
B1	FDK Rooms	1,460 each	1,200 each	260 each	22%	create two larger FDK classrooms by combining 125 (Existing FDK) with 124 (Existing vacant classroom) and 123/122.	\$110,000
B2	Relocate Classrooms					Relocate classrooms 123 and 122 to 112 (Existing computer room) and 102 (Existing vacant classroom)	\$15,000
B3	Staff Room	950	880	70	8%	new staff room in former FDK room 126	\$80,000
B4	Resource Space	1,500	1,362	138	10%	new resource room in former staff room 130	\$25,000
B5	Changerooms					create accessible boys and girls' changerrooms in vacant classroom 103 located across hall for gym.	\$20,000
						Total environmental remediation allowance	\$10,000
TOTAL ALL ITEMS							\$260,000

HAMILTON WENTWORTH DISTRICT SCHOOL BOARD
FEASIBILITY STUDIES

**LOWER STONEY CREEK PLANNING AREA
GREEN ACRES PUBLIC SCHOOL**

Appendix-D



COSTING OPTION A (NO ACCOMMODATION CHANGE)

RENEWAL

Item #	Renewal Item	Action	Priority	Estimated Cost	Estimated Remediation Cost	TOTAL
127160480	Exterior Walls - Paint Wall Covering on Exterior Soffits and Walls	Replace	High	\$23,338	-	\$23,338
1200279553	Fire Alarm Systems - Original Building	Replace	High	\$63,648	-	\$63,648
2122265345	Main Switchboards - Main Disconnect and Distribution	Replace	High	\$76,378	-	\$76,378
1378843042	Heating water distribution systems - Piping System	Replace	High	\$318,240	\$5,000	\$323,240
1834237569	Floor Finishes - Vinyl Floor Tile - 80% Replacement - Entire Building	Replace	High	\$268,382	\$10,000	\$278,382
560108160	Roof Coverings - Roof Sections 302, 501 & 601	Replace	High	\$307,632	-	\$307,632
468648704	Fittings - Millwork - Original Building	Replace	High	\$53,040	-	\$53,040
149213568	Fittings - Lockers - Entire Building	Replace	High	\$159,120	-	\$159,120
335526515	Pedestrian Paving - Site Related Stairs & Ramp	Repair	High	\$31,824	-	\$31,824
657486032	Ceiling Finishes - Acoustic Ceiling Tile - Addition 1 & 2	Replace	High	\$15,912	-	\$15,912
784611840	Interior Doors - Interior Door Hardware - Entire Building	Replace	High	\$15,912	-	\$15,912
1680365953	Interior Doors - Entire Building	Replace	High	\$79,560	\$5,000	\$84,560
1276272513	Playing Fields - Asphalt Paved	Repair	High	\$10,608	-	\$10,608
1423984513	Wall Finishes - Ceramic Wall Tile - Additions 1 & 2	Replace	High	\$74,256	\$10,000	\$84,256
888326656	Terminal & Package Units - Perimeter Radiators and Cabinet Heaters	Replace	High	\$212,160	\$5,000	\$217,160
1337898163	Standard Foundations - Parging	Repair	High	\$10,608	-	\$10,608
1177106305	Lighting Equipment - Emergency Lighting	Replace	High	\$10,608	-	\$10,608
1174268929	Lighting Equipment - Exterior Lighting	Replace	High	\$3,182	-	\$3,182
					TOTAL ALL ITEMS	\$1,769,408

HAMILTON WENTWORTH DISTRICT SCHOOL BOARD
FEASIBILITY STUDIES

**LOWER STONEY CREEK PLANNING AREA
GREEN ACRES PUBLIC SCHOOL**

COSTING OPTION A (NO ACCOMMODATION CHANGE)

		+35% SOFT COSTS *	+25% CONTINGENCY
TOTAL ACCESSIBILITY COST	\$135,000	\$182,250	\$227,813
TOTAL BENCHMARK COST	\$260,000	\$351,000	\$438,750
TOTAL RENEWAL COST	\$1,769,408	\$2,388,700	\$2,985,876
GRAND TOTAL OPTION A =		\$3,652,439	

* **Soft costs** include:

- Architectural and consultants' fees
- Other fees, disbursements and permits
- Furniture and equipment

HAMILTON WENTWORTH DISTRICT SCHOOL BOARD
FEASIBILITY STUDIES

**LOWER STONEY CREEK PLANNING AREA
GREEN ACRES PUBLIC SCHOOL**



COSTING OPTION B: STAFF OPTION

The staff recommended option is to close school.
For the purposes of this study there is no cost associated with this option.

COSTING OPTION C: ALTERNATIVE OPTION

The alternative option in this case is the same as Option A.

HAMILTON WENTWORTH DISTRICT SCHOOL BOARD
FEASIBILITY STUDIES

**LOWER STONEY CREEK PLANNING AREA
MEMORIAL SC PUBLIC SCHOOL**

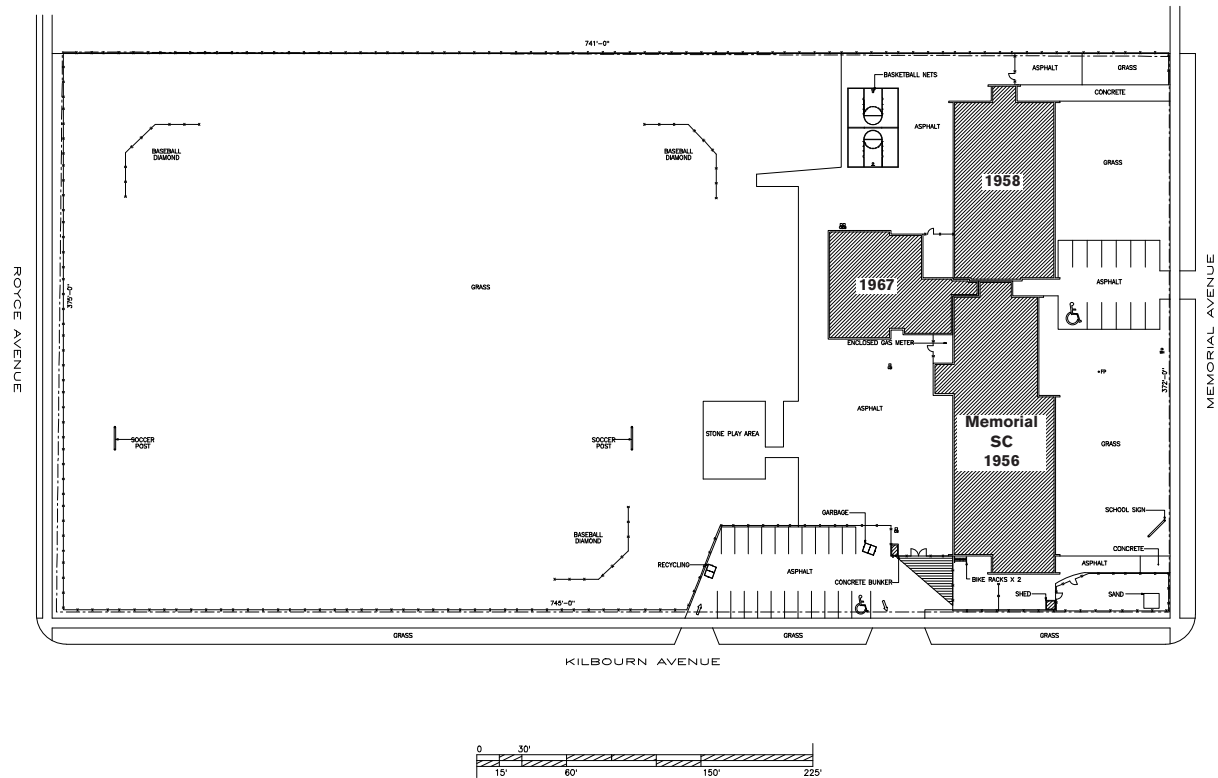
PLANNING AREA: Lower Stoney Creek
YEAR CONSTRUCTED: 1956
ADDITIONS/RENOVATIONS: 1958; 1967
NUMBER OF STOREYS: 1
PROGRAM: RT
GRADE STRUCTURE: JK-8
CAPACITY: 358
2015 ENROLMENT: 345

SUMMARY: The school is currently at 96% capacity. Accessibility is a concern within this school. Various spaces are undersized and need to be expanded via relocations, renovations and additions.

COSTING OPTION A: Address accessibility; address benchmark items including FDK space, office and staff room areas, resource space, a bigger library and bigger gym; address renewal items per Condition Assessment in report by VFA.

COSTING OPTION B: Rebuild 550 pupil place school, demolish existing facility.

COSTING OPTION C: Same as Option A



**LOWER STONEY CREEK PLANNING AREA
MEMORIAL SC PUBLIC SCHOOL**

COSTING OPTION A REFERENCE MAP (NOT TO SCALE)



HAMILTON WENTWORTH DISTRICT SCHOOL BOARD
FEASIBILITY STUDIES

**LOWER STONEY CREEK PLANNING AREA
MEMORIAL SC PUBLIC SCHOOL**

COSTING OPTION A (NO ACCOMMODATION CHANGE)

This option encompasses costs associated with **i) upgrading accessibility to current AODA standards + City of Hamilton Barrier Free guidelines**, **ii) upgrading facilities to better meet program benchmark requirements**, and **iii) addressing identified “urgent” and “high” priority renewal items**. **Environmental remediation scope identified in green.**

ACCESSIBILITY

Item #	Accessibility Item	Current Compliance	Comments / Recommendations	Estimated Cost
A1	Designated Parking Spaces	yes	Reconfigure parking with two designated spaces to accommodate benchmark entry addition	\$50,000
A2	Path of travel to the main entrance door	yes	-	-
A3	Barrier free entrance that meets OBC	no	-Existing main entry door doesn't have ADO. This will be incorporated into new entrance, and pricing is included in Item A1.	\$5,000
A4	Are all levels accessible by wheelchair	yes	-	-
A5	Are classrooms and common spaces accessible by wheelchair	yes	-	-
A6	Lift (Gym Stage)	no	new compact chairlift to be installed.	\$20,000
A7	Are washrooms accessible by wheelchair	no	barrier-free stalls can be accommodated within current washrooms with some modifications to sink location, doors location, and privacy partition location	\$10,000
A8	Universal washroom	no	new universal washroom to be built in the staff area and office addition and renovation.	\$75,000
A9	Are all doors to playground/ exterior areas accessible?	no	Entrances G and H need ramps. Entrance D might need a ramp.	\$15,000
			Total environmental remediation allowance	\$5,000
			TOTAL ALL ITEMS	\$180,000

HAMILTON WENTWORTH DISTRICT SCHOOL BOARD
FEASIBILITY STUDIES

**LOWER STONEY CREEK PLANNING AREA
MEMORIAL SC PUBLIC SCHOOL**

Appendix-D

**COSTING OPTION A (NO ACCOMMODATION CHANGE)**

Items highlighted in yellow are program spaces requiring more area according to benchmark requirements.

BENCHMARK

Benchmark Items - Existing				
Space	Sq Ft.	Benchmark	Meets Benchmark	%
Staff Room	477	827	-350	-42%
General Office	366	1,200	-834	-70%
Resource Space	704	1,253	-549	-44%
Library	788	2,400	-1,612	-67%
Gym	2,722	4,000	-1,278	-32%
FDK	1,613	2,000	-387	-19%

Benchmark Items - Proposed Solution							
Item #	Space	Sq Ft.	Benchmark	Meets Benchmark	%	Comments/Recommendations	Cost
B1	Staff Room	827	827	0	0%	Relocate all staff areas to space that forms part of new addition.	\$160,000
B2	General Office	1,200	1,200	0	0%	Create new office space in existing staff rooms 101 and 102 combined with part of new addition.	\$50,000
B3	Resource Space	1,253	1,253	0	0%	Relocate resource space to new addition. Former resource rooms to become expanded FDK.	\$270,000
B4	Library	1,571	2,400	-429	-21%	Incorporate computer lab into Library.	\$15,000
B5	Gym	3,922	4,000	-78	-2%	Build a 1200sf addition to the north, include new changerooms.	\$300,000
B6	FDK	3,250	3,000	-62	-3%	Create two larger FDK rooms by combining 109, 108, 107 and 106.	\$60,000
B7	Classroom	750	750	0	0%	Relocate former classroom 108 (replaced by FDK expansion) to new addition.	\$200,000
B8	New Entrance	650	-	-	-	New entrance and circulation to accommodate addition	\$100,000
						Total environmental remediation allowance	\$25,000
TOTAL ALL ITEMS							\$1,180,000

HAMILTON WENTWORTH DISTRICT SCHOOL BOARD
FEASIBILITY STUDIES

**LOWER STONEY CREEK PLANNING AREA
MEMORIAL SC PUBLIC SCHOOL**

Appendix-D



COSTING OPTION A (NO ACCOMMODATION CHANGE)

RENEWAL

Item #	Renewal Item	Action	Priority	Estimated Cost	Estimated Remediation Cost	TOTAL
72786432	Main Switchboards - Original Building	Replace	Urgent	\$76,378	-	\$76,378
179998414	Site Civil/Mechanical Utilities	Study	Urgent	\$8,486	-	\$8,486
1519586817	Site Civil/Mechanical Utilities	Replace	Urgent	\$270,504	-	\$270,504
1835588887	Exterior Walls - Sealant - Original Building and Additions	Replace	High	\$12,730	\$5,000	\$17,730
1765730817	Fire Alarm Systems - Original Building	Replace	High	\$63,648	\$3,500	\$67,148
404962816	Heating/Chilling water distribution systems - Original Building	Replace	High	\$216,403	\$10,000	\$226,403
1289051905	Heating and Cooling Piping Systems - Original Building	Study	High	\$8,486	\$10,000	\$18,486
400553583	Floor Finishes - Painted Concrete Floor - Boiler Room	Replace	High	\$3,182	-	\$3,182
784166784	Floor Finishes - Vinyl Floor Tiles - Original Building and Additions	Replace	High	\$180,336	\$10,000	\$190,336
2088389377	Floor Finishes - Hardwood - Gymnasium Stage	Replace	High	\$20,155	-	\$20,155
1768126209	Public Address Systems - Original Building	Replace	High	\$47,736	-	\$47,736
569219840	Fittings - Metal Lockers - Original Building and Additions	Replace	High	\$74,256	\$3,500	\$77,756
676096256	Fittings - Washroom Partitions - Original Building and Additions	Replace	High	\$22,277	\$3,500	\$25,777
2073898369	Parking Lots	Replace	High	\$73,195	-	\$73,195
1583224285	Ceiling Finishes - ACT - Original Building and Additions	Replace	High	\$18,034	-	\$18,034
1745572993	Exterior Walls - Pre-finished Metal Panels - Original Building and Additions	Replace	High	\$145,330	-	\$145,330
305973120	Wall Finishes - Wallpaper wall covering - Original Building and Additions	Replace	High	\$18,034	-	\$18,034
135861248	Terminal and Package Units - Original Building	Replace	High	\$159,120	\$5,000	\$164,120
1768268801	Lighting Equipment - Exterior lighting - Wall mounted	Replace	High	\$10,608	-	\$10,608
1830541825	Controls and Instrumentation - Original Building	Replace	High	\$254,592	\$5,000	\$259,592
TOTAL ALL ITEMS						\$1,783,990

HAMILTON WENTWORTH DISTRICT SCHOOL BOARD
FEASIBILITY STUDIES

**LOWER STONEY CREEK PLANNING AREA
MEMORIAL SC PUBLIC SCHOOL**

COSTING OPTION A (NO ACCOMMODATION CHANGE)

		+35% SOFT COSTS *	+25% CONTINGENCY
TOTAL ACCESSIBILITY COST	\$180,000	\$243,000	\$303,750
TOTAL BENCHMARK COST	\$1,180,000	\$1,593,000	\$1,991,250
TOTAL RENEWAL COST	\$1,783,990	\$2,408,387	\$3,010,483
GRAND TOTAL OPTION A =			\$5,305,483

* **Soft costs** include:

- Architectural and consultants' fees
- Other fees, disbursements and permits
- Furniture and equipment

COSTING OPTION B (STAFF OPTION)

This option explores the cost of building a new 550 pupil JK-8 school on existing site, and demolition of current school.

NEW CONSTRUCTION:

Square footage of New 550 Pupil School:
Area per Pupil (sf) = 109.7

New Area = 60,311 sf

New Construction Cost @ \$185.92/sf

Total Construction Cost (C) = \$11,213,021

ABATEMENT, DEMOLITION AND SITE CLEANUP:

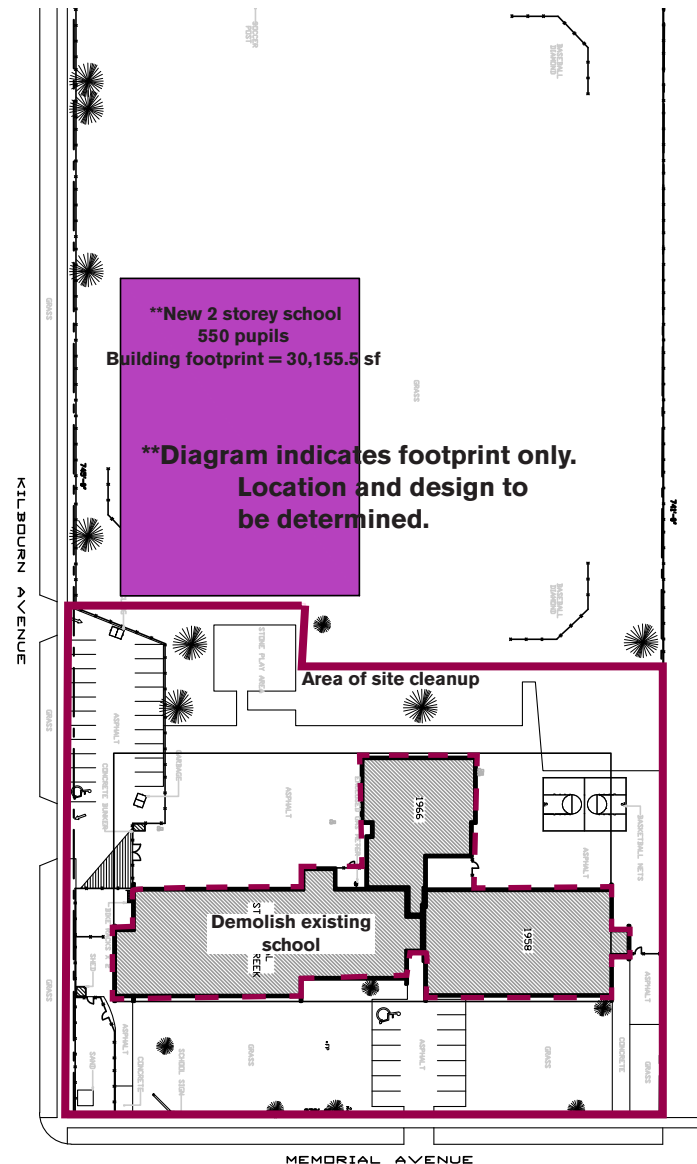
Asbestos abatement @ \$10/sf
Demolition @ \$8/sf
Site Cleanup @ \$5/sf

Total Estimated Demolition cost = \$18/sf @ 26,000sf
= \$468,000
Site Cleanup = \$5/sf 120,000sf
= \$600,000

Subtotal Demolition Cost = \$1,068,000

	+35% soft costs	+25% contingency
DEMOLITION COST	\$1,441,800	\$1,802,250 (D)

GRAND TOTAL OPTION B = (C + D)	\$13,015,271
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HAMILTON WENTWORTH DISTRICT SCHOOL BOARD
FEASIBILITY STUDIES

**LOWER STONEY CREEK PLANNING AREA
MEMORIAL SC PUBLIC SCHOOL**



COSTING OPTION C: ALTERNATIVE OPTION

The alternative option in this case is the same as Option A.

**LOWER STONEY CREEK PLANNING AREA
MOUNTAIN VIEW PUBLIC SCHOOL**

PLANNING AREA: Lower Stoney Creek
YEAR CONSTRUCTED: 1949
ADDITIONS/RENOVATIONS: 1958; 1962
NUMBER OF STOREYS: 1
PROGRAM: RT
GRADE STRUCTURE: JK-8
CAPACITY: 231
2015 ENROLMENT: 335

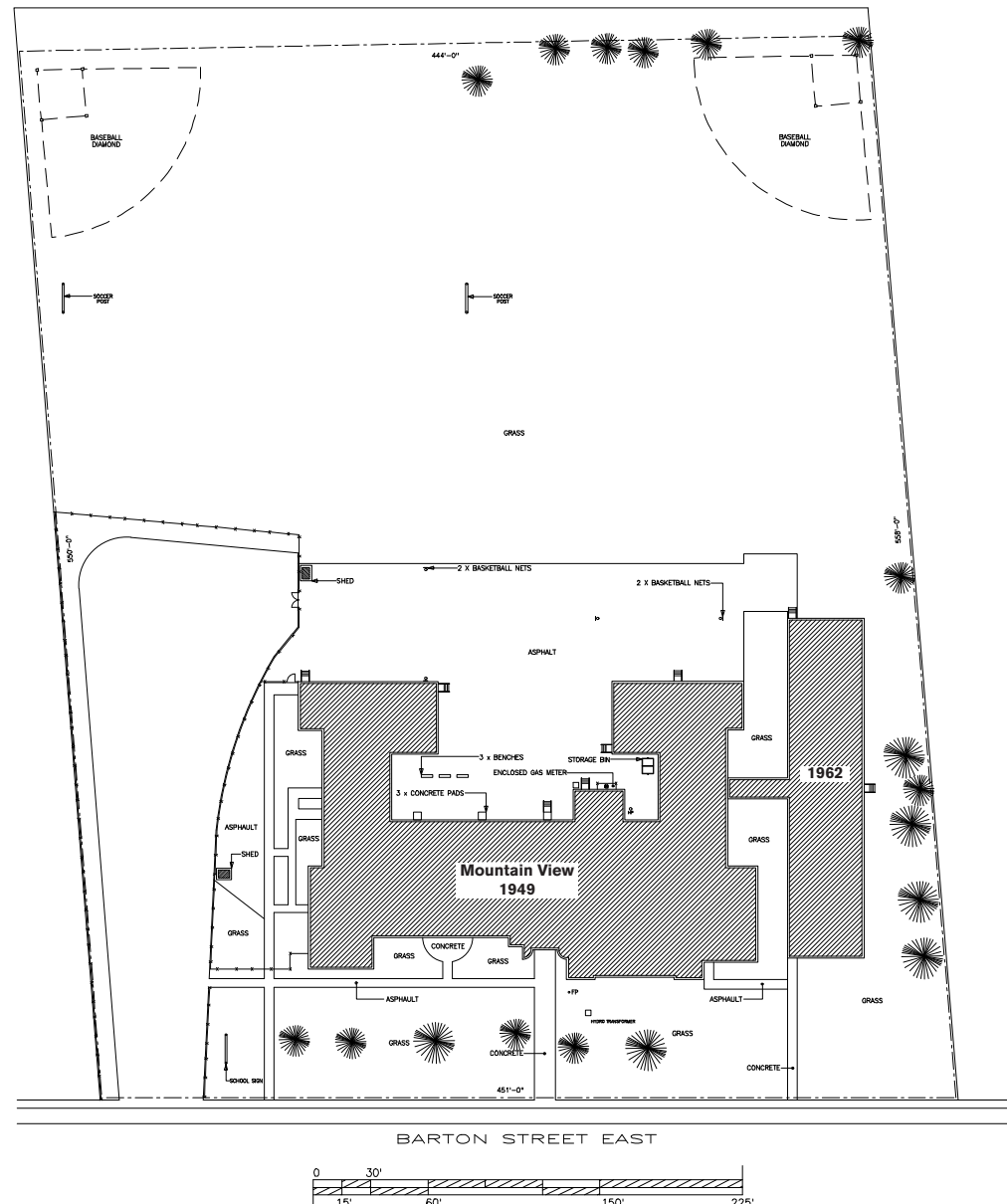
SUMMARY: The school is currently at 145% capacity - there is currently a 6-classroom Portapak accommodating students. The Portapak is in poor condition and should be removed. The school is lacking in Resource, Office, Gym and Library space, and the current FDK classrooms are insufficient in size.

The parking lot is unpaved, and there are currently no designated barrier-free spaces. The parking lot is far from the main entrance, exceeding the 30m maximum requirement.

COSTING OPTION A: Address accessibility, address benchmark space shortages through both rearranging spaces within the existing building and creating an addition, address renewal items and all associated asbestos abatement.

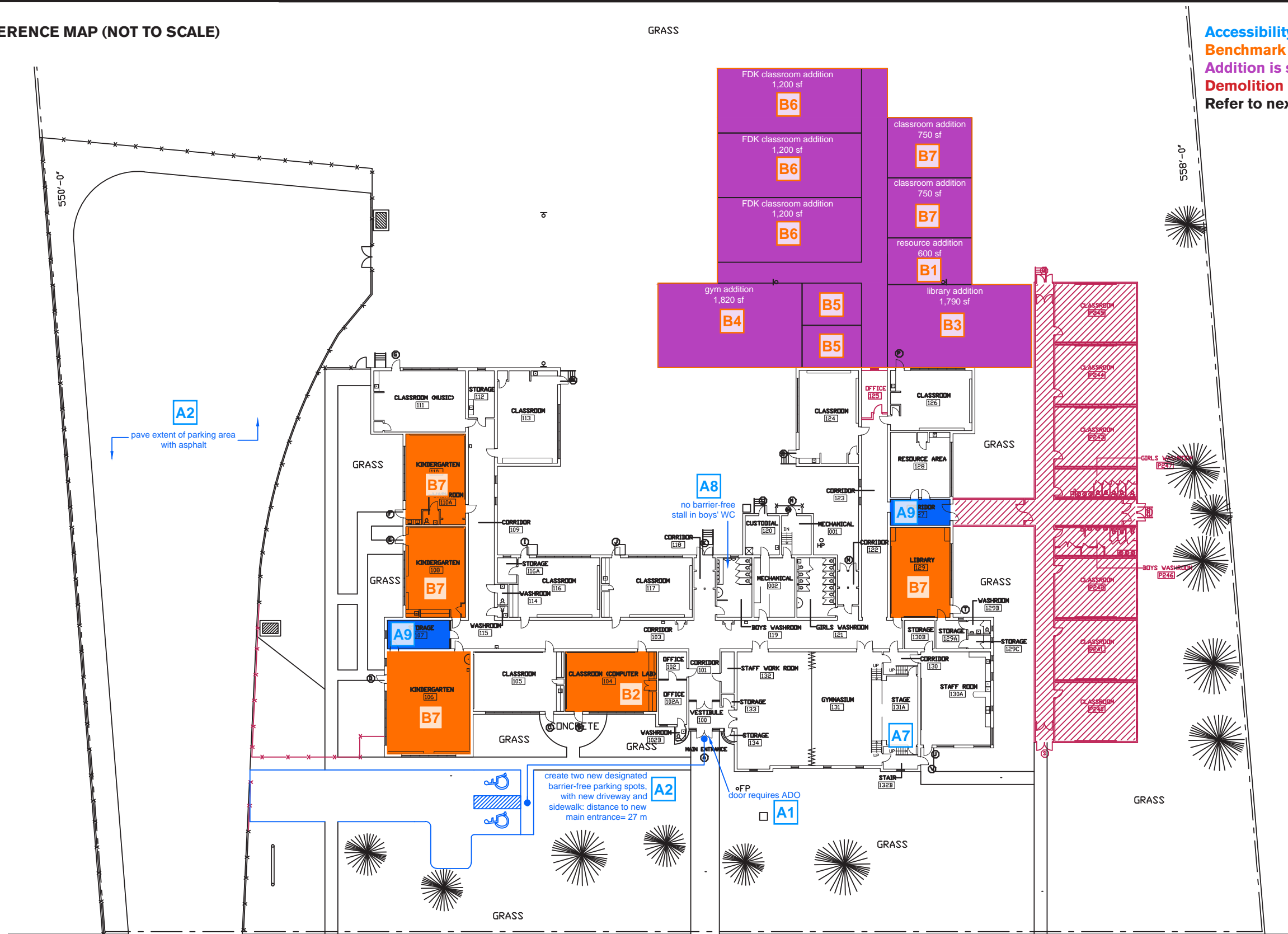
COSTING OPTION B: Close

COSTING OPTION C: Same as Option A



**LOWER STONEY CREEK PLANNING AREA
MOUNTAIN VIEW PUBLIC SCHOOL**

COSTING OPTION A REFERENCE MAP (NOT TO SCALE)



Accessibility items are shown in blue
Benchmark items are shown in orange
Addition is shown in purple
Demolition is shown in red
 Refer to next pages for more information

create two new designated
 barrier-free parking spots,
 with new driveway and
 sidewalk: distance to new
 main entrance= 27 m

no barrier-free
 stall in boys' WC

door requires ADO

pave extent of parking area
 with asphalt

HAMILTON WENTWORTH DISTRICT SCHOOL BOARD
FEASIBILITY STUDIES

**LOWER STONEY CREEK PLANNING AREA
MOUNTAIN VIEW PUBLIC SCHOOL**



COSTING OPTION A (NO ACCOMMODATION CHANGE)

This option encompasses costs associated with **i) upgrading accessibility to current AODA standards + City of Hamilton Barrier Free guidelines**, **ii) upgrading facilities to better meet program benchmark requirements**, and **iii) addressing identified “urgent” and “high” priority renewal items**. **Environmental remediation scope identified in green.**

ACCESSIBILITY

Item #	Accessibility Item	Current Compliance	Comments / Recommendations	Estimated Cost
A1	Designated Parking Spaces	no	create two designate barrier-free spaces, create new driveway and sidewalk to main entrance for compliant path of travel (27m)	\$35,000
A2	Path of travel to the main entrance door	no	Refer to A1 for new driveway / travel distance -existing parking lot should be paved with asphalt	(included above)
A3	Barrier free entrance that meets OBC	no	front entrance requires ADO	\$5,000
A4	Are all levels accessible by wheelchair	yes		-
A5	Are classrooms and common spaces accessible by wheelchair	yes		-
A6	Elevator (Main)	n/a		-
A7	Lift (Gym Stage)	no		-
A8	Are washrooms accessible by wheelchair	no	boys' washroom requires barrier-free stall	\$5,000
A9	Universal washroom	no	create two new universal washrooms in existing Storage room 107 and existing corridor 127 (corridor will be abandoned as Portapak is proposed to be removed)	\$150,000
			Total environmental remediation allowance	\$10,000
			TOTAL ALL ITEMS	\$205,000

HAMILTON WENTWORTH DISTRICT SCHOOL BOARD
FEASIBILITY STUDIES

**LOWER STONEY CREEK PLANNING AREA
MOUNTAIN VIEW PUBLIC SCHOOL**

COSTING OPTION A (NO ACCOMMODATION CHANGE)

Items highlighted in yellow are program spaces requiring more area according to benchmark requirements.

BENCHMARK

Benchmark Items - Existing				
Space	Sq Ft.	Benchmark	Meets Benchmark	%
Staff Room	1,052	774	278	36%
Resource Space	573	809	-236	-29%
General Office	303	1,200	-897	-75%
Library	799	1,800	-1,001	-56%
Gym	2,844	4,000	-1,156	-29%

Benchmark Items - Proposed Solution							
Item #	Space	Sq Ft.	Benchmark	Meets Benchmark	%	Comments/ Recommendations	Cost
B1	Resource Space	1,173	809	364	45%	Create resource space in new addition	see next page
B2	General Office	1,120	1,200	-80	-7%	Expand existing office space into existing computer lab 104	\$25,000
B3	Library	1,800	1,800	0	0%	Relocate library from undersized room 129 to new addition (Refer to Item B7)	see next page
B4	Gym	4,665	4,000	665	17%	Create additional gym space in new addition	see next page
B5	Changerooms	750	-	-	-	Create boys' and girls' changeroom adjacent to gym in new addition	see next page
B6	FDK classrooms	3,600	-	-	-	Relocate 3 undersized FDK rooms 106, 108, and 110 to new addition (Refer to Item B7)	see next page
B7	Classrooms	-	-	-	-	Relocate 6 classrooms from Portapak: 4 classrooms to existing available spaces 129, 106, 108, and 110.	\$15,000
						Total environmental remediation allowance	\$5,000
						TOTAL ALL ITEMS	\$45,000

HAMILTON WENTWORTH DISTRICT SCHOOL BOARD
FEASIBILITY STUDIES

**LOWER STONEY CREEK PLANNING AREA
MOUNTAIN VIEW PUBLIC SCHOOL**

COSTING OPTION A (NO ACCOMMODATION CHANGE)

ADDITION FOR ACCOMMODATION OF BENCHMARK ITEMS:

Square footage of Addition complete with required Library, Resource space, Classrooms, FDK Classrooms, Gym space, Changerooms, and circulation space:

= 12,250 sf

New Large Addition Construction Cost @ \$200/sf

Construction Cost = \$2,450,000

Cost of removal for Portapak and associated demolition/remediation:

= \$150,000

	+35% soft costs	+25% contingency
ADDITION COST	\$3,307,500	\$4,134,375
REMOVAL/DEMO COST	\$202,500	\$253,125
TOTAL	\$4,387,500	

HAMILTON WENTWORTH DISTRICT SCHOOL BOARD
FEASIBILITY STUDIES

**LOWER STONEY CREEK PLANNING AREA
MOUNTAIN VIEW PUBLIC SCHOOL**

COSTING OPTION A (NO ACCOMMODATION CHANGE)

RENEWAL

Item #	Renewal Item	Action	Priority	Estimated Cost	Estimated Remediation Cost	TOTAL
1728477761	Site Civil/Mechanical Utilities - Site	Study	Urgent	\$8,486	-	\$8,486
465892992	Site Civil/Mechanical Utilities - Site	Repair	Urgent	\$106,080	-	\$106,080
81475712	Exterior Windows - Original Building & Addition 1	Replace	High	\$188,822	\$10,000	\$198,822
514428032	Terminal & Package Units - Whisper units	Replace	High	\$47,736	\$3,000	\$50,736
1369726416	Auxiliary Equipment - Underground Fuel Storage Tank	Replace	High	\$10,608	\$5,000	\$15,608
331580049	Auxiliary Equipment - Underground Fuel Storage Tank	Study	High	\$8,486	\$5,000	\$13,486
1825262327	Domestic Water Distribution - Original Building	Study	High	\$8,486	\$5,000	\$13,486
1108837249	Domestic Water Distribution - Original Building	Replace	High	\$143,208	\$5,000	\$148,208
1521009302	Site Electrical Utilities - Aboveground Utilities	Replace	High	\$318,240	-	\$318,240
1553298903	Site Electrical Utilities - Aboveground Utilities	Study	High	\$8,486	-	\$8,486
1191200001	Floor Finishes - Hardwood - Original Building	Replace	High	\$20,155	-	\$20,155
1327958145	Floor Finishes - Vinyl Floor Tiles - Original Building	Replace	High	\$70,013	\$10,000	\$80,013
1428799745	Floor Finishes - Carpeting	Replace	High	\$27,581	-	\$27,581
1678187521	Fittings - Millwork - Original Building	Replace	High	\$42,432	\$3,500	\$45,932
318833280	Security Systems - Original Building	Replace	High	\$21,216	-	\$21,216
1933506945	Public Address Systems - Original Building	Replace	High	\$47,736	-	\$47,736
1276829441	Branch Wiring	Study	High	\$8,486	\$3,500	\$11,986
1167115905	Stormwater Management	Repair	High	\$74,256	-	\$74,256
1694224769	Branch Wiring	Replace	High	\$376,584	-	\$376,584
676312704	Interior Doors - Entire Building	Replace	High	\$63,648	-	\$63,648
1917866035	Pedestrian Paving - Concrete Paved Walkways	Replace	High	\$27,581	-	\$27,581

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HAMILTON WENTWORTH DISTRICT SCHOOL BOARD
FEASIBILITY STUDIES

**LOWER STONEY CREEK PLANNING AREA
MOUNTAIN VIEW PUBLIC SCHOOL**



**COSTING OPTION A (NO ACCOMMODATION CHANGE)
(CONTINUED FROM PREVIOUS PAGE)**

Item #	Renewal Item	Action	Priority	Estimated Cost	Estimated Remediation Cost	TOTAL
1851715969	Parking Lots - Unpaved and Paved	Replace	High	\$25,459	-	\$25,459
1237571158	Interior Doors - Hardware - Entire Building	Replace	High	\$19,094	-	\$19,094
2101657682	Pedestrian Paving - Site Related Stairs - Original Building	Replace	High	\$31,824	-	\$31,824
1096943709	Wall Finishes - Vinyl Wall Covering	Replace	High	\$29,702	-	\$29,702
54213888	Wall Finishes - Paint Wall Covering - Original Building	Replace	High	\$99,715	-	\$99,715
1531712385	Partitions - Moveable Partition	Replace	High	\$127,296	\$5,000	\$132,296
96397184	Playing Fields - Site	Replace	High	\$70,013	-	\$70,013
1510269527	Exterior Doors - Exterior Door Hardware - Original Building & Addition 1	Replace	High	\$27,581	-	\$27,581
631919616	Exterior Doors - Original Building & Addition 1	Replace	High	\$133,661	\$5,000	\$138,661
1036982912	Lighting Equipment - Original Building	Replace	High	\$233,376	-	\$233,376
TOTAL ALL ITEMS						\$2,487,007

HAMILTON WENTWORTH DISTRICT SCHOOL BOARD
FEASIBILITY STUDIES

**LOWER STONEY CREEK PLANNING AREA
MOUNTAIN VIEW PUBLIC SCHOOL**

COSTING OPTION A (NO ACCOMMODATION CHANGE)

		+35% SOFT COSTS *	+25% CONTINGENCY
TOTAL ACCESSIBILITY COST	\$205,000	\$276,750	\$345,937
TOTAL BENCHMARK COST	\$45,000	\$60,750	\$75,938
TOTAL ADDITION/DEMO COST	-	-	\$4,387,500
TOTAL RENEWAL COST	\$2,487,007	\$3,357,459	\$4,196,824
GRAND TOTAL OPTION A =			\$9,006,199

* **Soft costs** include:

- Architectural and consultants' fees
- Other fees, disbursements and permits
- Furniture and equipment

HAMILTON WENTWORTH DISTRICT SCHOOL BOARD
FEASIBILITY STUDIES

**LOWER STONEY CREEK PLANNING AREA
MOUNTAIN VIEW PUBLIC SCHOOL**



COSTING OPTION B: STAFF OPTION

The staff recommended option is to close school.
For the purposes of this study there is no cost associated with this option.

COSTING OPTION C: ALTERNATIVE OPTION

The alternative option in this case is the same as Option A.

**LOWER STONEY CREEK PLANNING AREA
R.L. HYSLOP PUBLIC SCHOOL**

PLANNING AREA: Lower Stoney Creek
YEAR CONSTRUCTED: 1966
ADDITIONS/RENOVATIONS: None
NUMBER OF STOREYS: 1
PROGRAM: RT
GRADE STRUCTURE: JK-8
CAPACITY: 254
2015 ENROLMENT: 162

SUMMARY: The school is currently at 64% capacity. However, there is a significant lack in square footage for benchmark requirements, including staff areas, office space, library space, resource space and FDK. It is not possible to satisfy the benchmark space requirements within the existing footprint of the school. The school is situated at the foot of the escarpment, so expansion possibilities are limited, however a small two storey addition is possible at the northeast corner near the entrance.

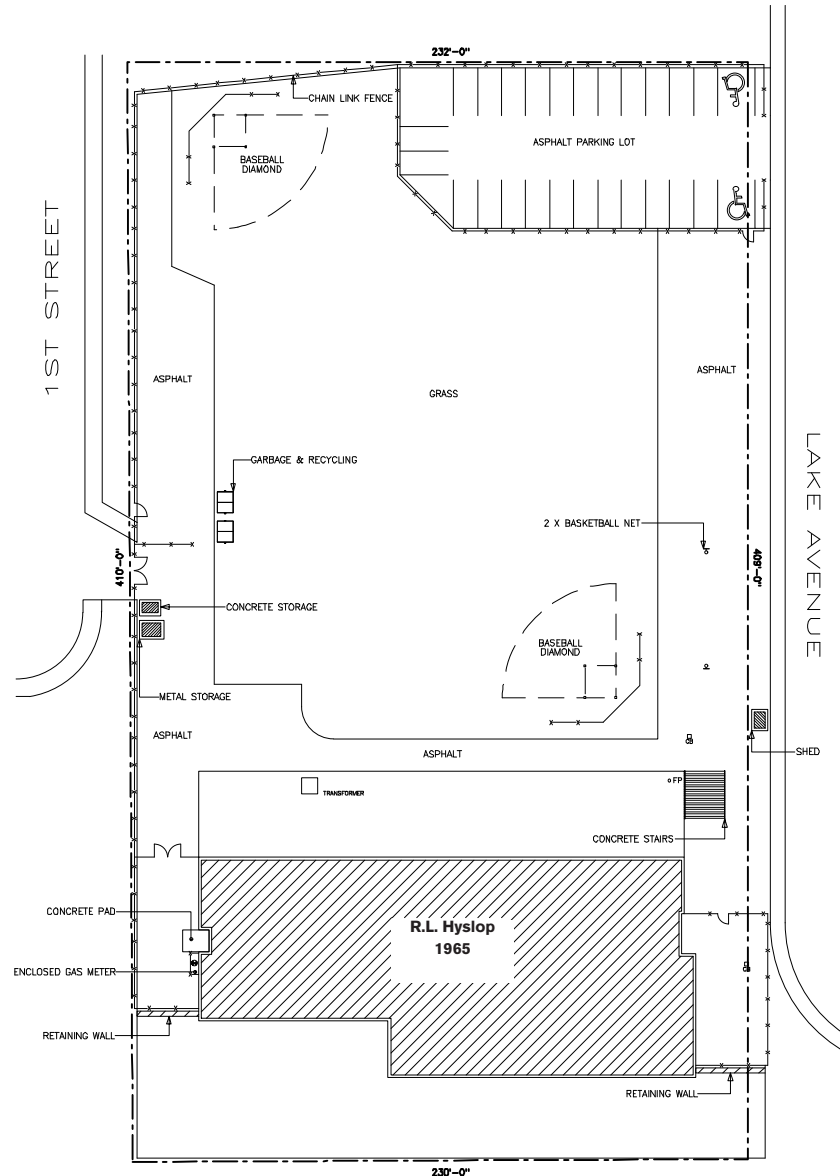
Accessibility is a concern within this school, as it is two storeys and currently has no elevator.

The location of the school poses some difficulties - water runoff from the escarpment accumulates and overwhelms catch basins, creating large areas of ice in the wintertime.

COSTING OPTION A: Address accessibility, address benchmark shortcomings including office, resource, library, staff and FDK space, address renewal items and abatement.

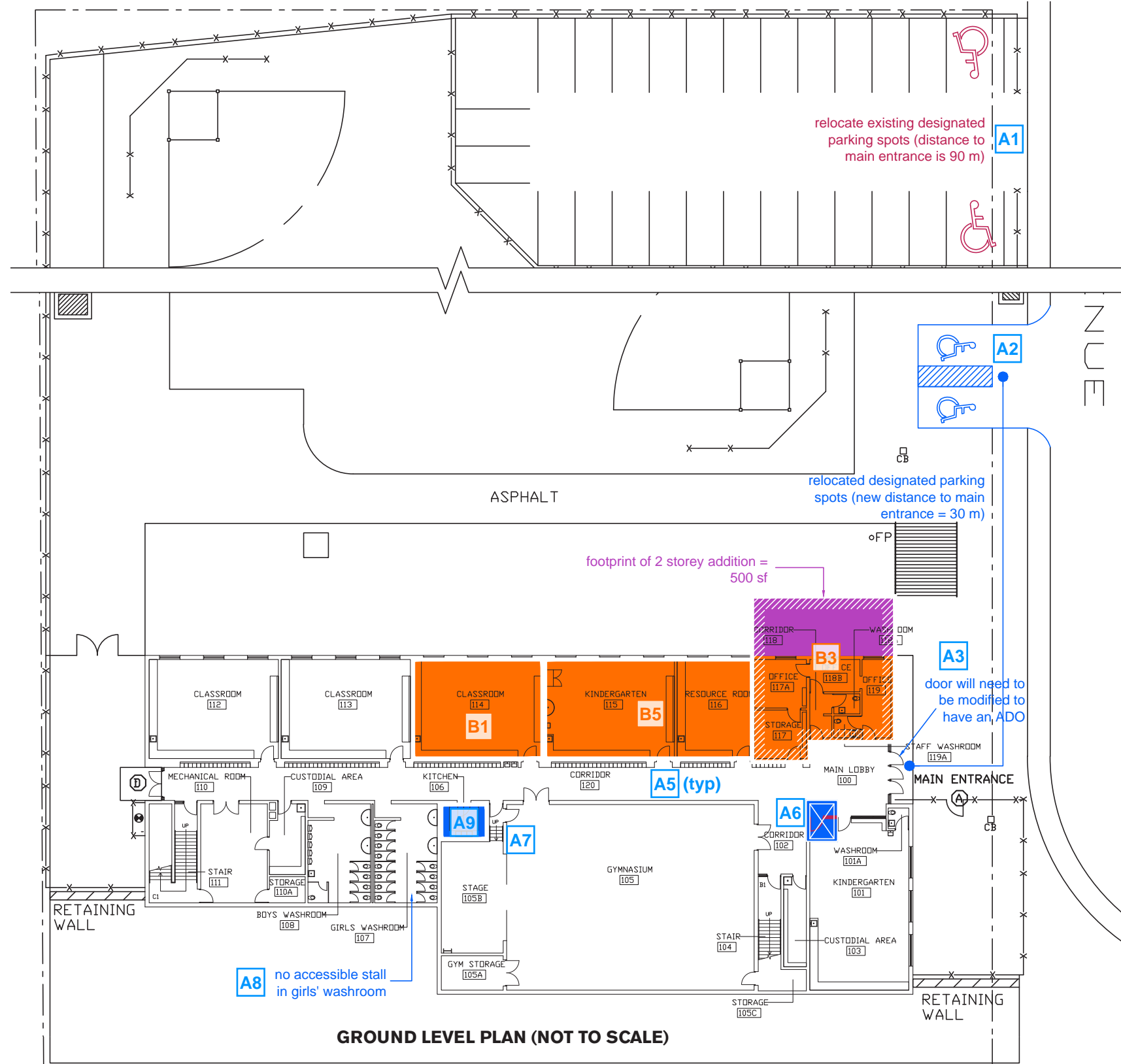
COSTING OPTION B: Close

COSTING OPTION C: Close

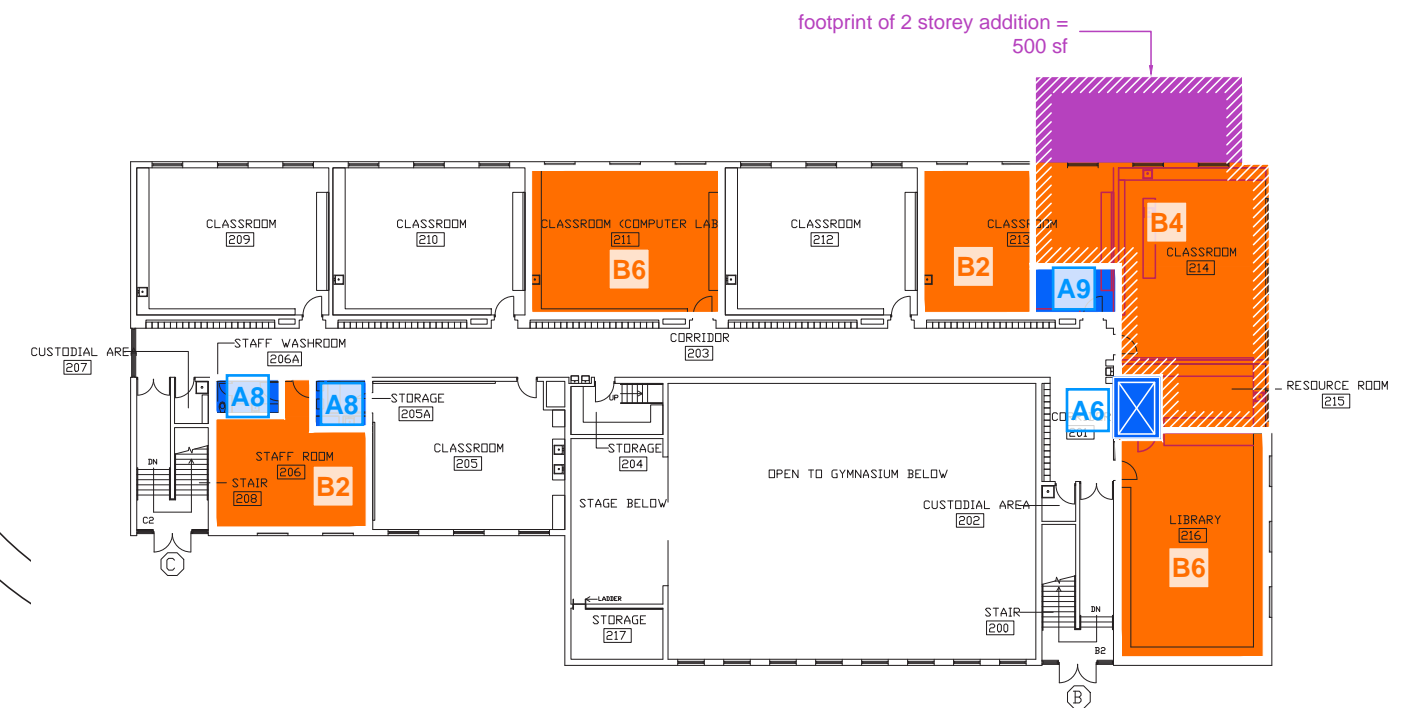


**LOWER STONEY CREEK PLANNING AREA
R.L. HYSLOP PUBLIC SCHOOL**

COSTING OPTION A REFERENCE MAP (NOT TO SCALE)



Accessibility items are shown in blue
Benchmark items are shown in orange
Addition is shown in purple
Demolition is shown in red
Refer to next pages for more information



COSTING OPTION A (NO ACCOMMODATION CHANGE)

This option encompasses costs associated with **i) upgrading accessibility to current AODA standards + City of Hamilton Barrier Free guidelines**, **ii) upgrading facilities to better meet program benchmark requirements**, and **iii) addressing identified “urgent” and “high” priority renewal items**. **Environmental remediation scope identified in green.**

ACCESSIBILITY

Item #	Accessibility Item	Current Compliance	Comments / Recommendations	Estimated Cost
A1	Designated Parking Spaces	yes	-two existing spaces - not compliant, refer to item A2.	-
A2	Path of travel to the main entrance door	no	-spaces are 90m from front entrance. relocate two spaces as indicated to conform to 30m max distance.	\$25,000
A3	Barrier free entrance that meets OBC	no	-provide ADO at main entrance doors	\$7,500
A4	Are all levels accessible by wheelchair	no	-elevator required. refer to item A6.	-
A5	Are classrooms and common spaces accessible by wheelchair	no	-classroom doors slightly recessed. doors to be pushed out to be flush with corridor walls.	\$7,500
A6	Elevator (Main)	no	-provide elevator at location indicated to provide accessibility to both levels. (Main level: Rooms 100, 101, 102. Upper Level: Rooms 201, 215, 216.	\$250,000
A7	Lift (Gym Stage)	no	-provide chairlift at stage	\$20,000
A8	Are washrooms accessible by wheelchair	no	-provide accessible stall in girls' washroom -provide two new boys' and girls' washrooms on upper level in rooms 105A and 106A	\$40,000
A9	Universal washroom	no	-provide universal washrooms on each level as indicated (Main level: Room 106. Upper Level: Room 213)	\$175,000
			Total environmental remediation allowance	\$35,000
			TOTAL ALL ITEMS	\$560,000

HAMILTON WENTWORTH DISTRICT SCHOOL BOARD
FEASIBILITY STUDIES

LOWER STONEY CREEK PLANNING AREA
R.L. HYSLOP PUBLIC SCHOOL

COSTING OPTION A (NO ACCOMMODATION CHANGE)

Items highlighted in yellow are program spaces requiring more area according to benchmark requirements.

BENCHMARK

Benchmark Items - Existing				
Space	Sq Ft.	Benchmark	Meets Benchmark	%
Staff Room	494	750	-256	-34%
Resource Space	695	889	-194	-22%
General Office	527	1,200	-673	-56%
Library	885	1,800	-915	-51%
Gym	3,153	3,000	153	5%

Benchmark Items - Proposed Solution							
Item #	Space	Sq Ft.	Benchmark	Meets Benchmark	%	Comments/ Recommendations	Cost
B1	Staff Room	752	750	2	1%	Relocate staff room to existing underused Classroom 114	\$30,000
B2	Resource Space	915	889	26	3%	Relocate resource space to existing staff room 206 and part of existing Classroom 213. (Refer to Item B6 for relocated Classroom)	\$25,000
B3	General Office	1,290	1,200	90	8%	Combine existing office, storage and washroom spaces 117A, 117, 118B, 118B, 119A and 119, and open up to new 500 sf addition space.	\$375,000
B4	Library	1,770	1,800	-30	-2%	Relocate library by combining Resource Room 215, Classroom 214 and half of Classroom 213, and open up to new 500 sf addition space. (Refer to Item B6 for relocated Classroom).	\$175,000
B5	FDK Classroom	1,200	1,200	0	0	Expand undersized FDK Room 115 into former Resource Room 116.	\$50,000
B6	Relocated Classrooms	-	-	-	-	Classroom 213 to be relocated to Computer Lab 211 Classroom 214 to move to former Library space.	\$50,000
						Total environmental remediation allowance	\$55,000
						TOTAL ALL ITEMS	\$760,000

HAMILTON WENTWORTH DISTRICT SCHOOL BOARD
FEASIBILITY STUDIES

**LOWER STONEY CREEK PLANNING AREA
R.L. HYSLOP PUBLIC SCHOOL**

Appendix-D



COSTING OPTION A (NO ACCOMMODATION CHANGE)

RENEWAL

Item #	Renewal Item	Action	Priority	Estimated Cost	Estimated Remediation Cost	TOTAL
1039924525	Site Civil/Mechanical Utilities - Site - Original Building	Replace	Urgent	\$290,659	-	\$290,659
2328167	Site Civil/Mechanical Utilities - Site - Original Building	Study	Urgent	\$8,486	-	\$8,486
476252416	Roof Coverings - Built Up Roof - Original Building	Replace	Urgent	\$193,066	-	\$193,066
2004564737	Exterior Walls - Brick Wall - Original Building	Repair	High	\$63,648	-	\$63,648
252674428	Exterior Walls - Sealant - Original Building	Replace	High	\$13,790	\$5,000	\$18,790
24846592	Interior Stair Construction - Original Building	Replace	High	\$41,371	\$3,500	\$44,871
511392000	Fire Alarm Systems - Original Building	Replace	High	\$63,648	-	\$63,648
1202632705	Lighting Equipment - Interior lighting	Replace	High	\$42,432	-	\$42,432
1811838465	Main Switchboards - Main disconnect & main distribution panel	Replace	High	\$76,378	-	\$76,378
2062163713	Domestic Water Distribution - Domestic water heater	Replace	High	\$10,608	\$10,000	\$20,608
1045235584	Floor Finishes - Hardwood - Original Building	Replace	High	\$43,493	-	\$43,493
1190203137	Fittings - Washroom Partitions - Original Building	Replace	High	\$53,040	\$5,000	\$58,040
1376380417	Fittings - Metal Lockers - Original Building	Replace	High	\$63,648	\$5,000	\$68,648
1204886525	Exhaust Systems - Original Building	Replace	High	\$42,432	\$10,000	\$52,432
1370841089	Ceiling Finishes - Suspended Acoustic Panel Ceiling	Replace	High	\$67,891	-	\$67,891
368962560	Exterior Windows - Original Building	Replace	High	\$344,760	\$10,000	\$354,760
783221376	Playing Fields - Soccer Field	Replace	High	\$156,816	-	\$156,816
1434461441	Terminal & Package Units - Cabinet fan heaters	Replace	High	\$53,040	\$5,000	\$58,040
1838599193	Standard Foundations - Walls - Original Building	Repair	High	\$10,608	-	\$10,608
1470222776	Terminal & Package Units - Perimeter Radiators	Replace	High	\$106,080	\$10,000	\$116,080
1566122148	Controls & Instrumentation - Control system	Replace	High	\$254,592	-	\$254,592
1635445889	Lighting Equipment - Emergency lighting	Replace	High	\$10,608	-	\$10,608
681493120	Lighting Equipment - Exterior lighting	Replace	High	\$10,608	-	\$10,608
TOTAL ALL ITEMS						\$2,076,202

HAMILTON WENTWORTH DISTRICT SCHOOL BOARD
FEASIBILITY STUDIES

**LOWER STONEY CREEK PLANNING AREA
R.L. HYSLOP PUBLIC SCHOOL**

COSTING OPTION A (NO ACCOMMODATION CHANGE)

		+35% SOFT COSTS *	+25% CONTINGENCY
TOTAL ACCESSIBILITY COST	\$560,000	\$756,000	\$945,000
TOTAL BENCHMARK COST	\$760,000	\$1,026,000	\$1,282,500
TOTAL RENEWAL COST	\$2,076,202	\$2,802,872	\$3,503,590
GRAND TOTAL OPTION A =		\$5,731,090	

* **Soft costs** include:

- Architectural and consultants' fees
- Other fees, disbursements and permits
- Furniture and equipment

HAMILTON WENTWORTH DISTRICT SCHOOL BOARD
FEASIBILITY STUDIES

**LOWER STONEY CREEK PLANNING AREA
R.L. HYSLOP PUBLIC SCHOOL**



COSTING OPTION B: STAFF OPTION

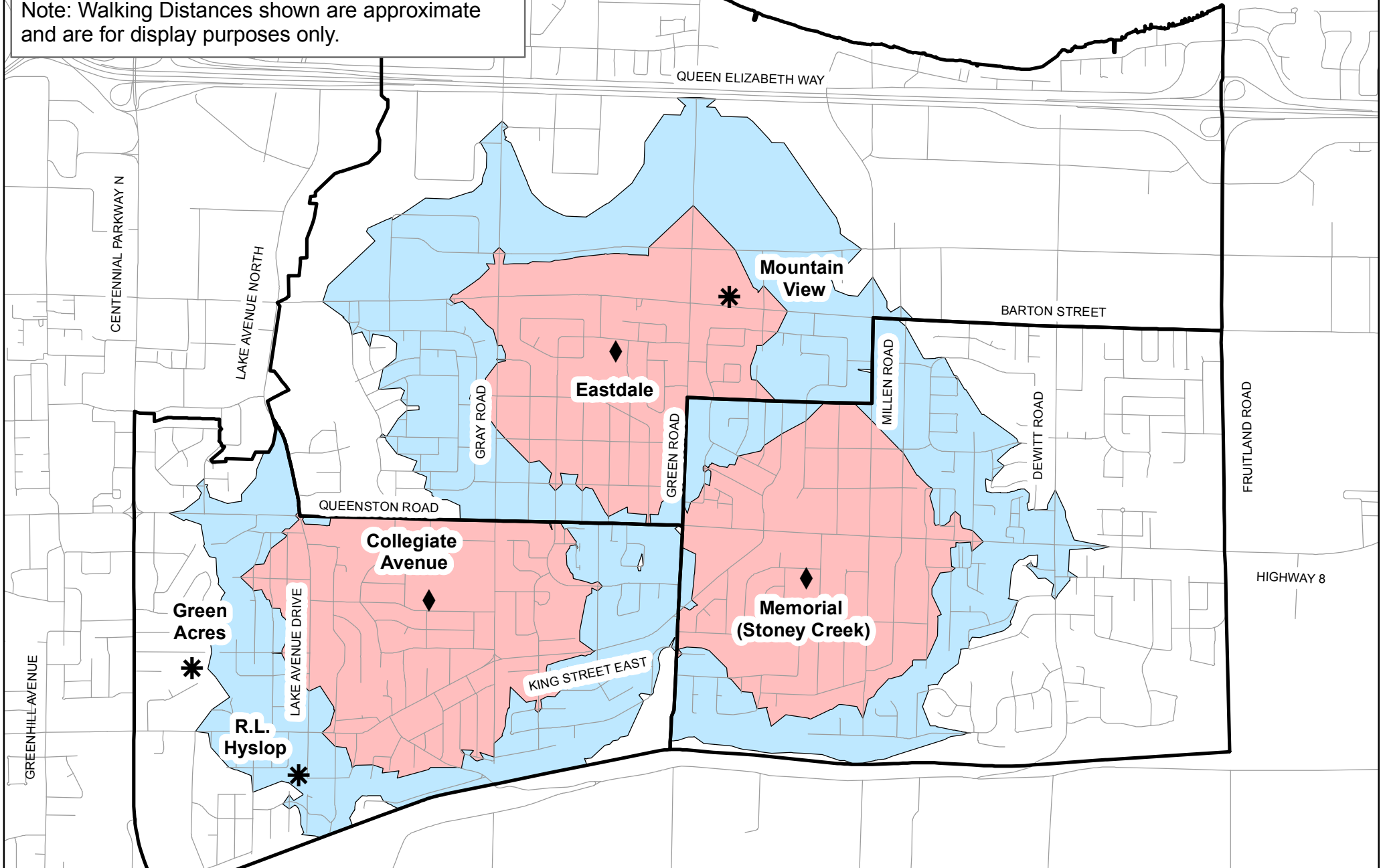
The staff recommended option is to close school.
For the purposes of this study there is no cost associated with this option.

COSTING OPTION C: ALTERNATIVE OPTION

The alternative option is to close school.
For the purposes of this study there is no cost associated with this option.

Lower Stoney Creek - Recommended Option Walking Distances

Note: Walking Distances shown are approximate and are for display purposes only.



Walking Distances

- 1 KM - JK & SK
- 1.6 KM - Grades 1-8

- JK-8 School
- Closed School

